

## Sheriff's Sale

### *Third and Final Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, January 10<sup>th</sup>, 2014 at 11 o'clock A.M., prevailing time, at the James Lorah Auditorium located at the corner of Broad and Main Streets, in the Borough of Doylestown, Bucks County, Pa., the following real estate to wit.

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

### **BEDMINSTER TOWNSHIP**

DOCKET #2012-03881

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

TAX PARCEL #01-025-014.

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

JUDGMENT AMOUNT: \$ 506,069.59.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2012-04712

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

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

TAX PARCEL #01-011-050-001.

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

IMPROVEMENTS: VACANT

RESIDENTIAL – 0.5 TO 1.0 ACRES.

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

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

DOCKET #2012-07879

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

TAX PARCEL #01-012-094.

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

JUDGMENT AMOUNT: \$ 420,862.33.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2013-01591

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

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

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

**BENSALEM TOWNSHIP**

DOCKET #2012-03706

PARCEL No.: #02-023-119.

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

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

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

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

DOCKET #2012-04982

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

TAX PARCEL #02-091-443.

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

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

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

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

DOCKET #2013-02244

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

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

TAX PARCEL #02-042-243.

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

IMPROVEMENTS: SINGLE FAMILY  
DWELLING.

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

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

DOCKET #2013-03453

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

TAX PARCEL #02-053-028.

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

JUDGMENT AMOUNT: \$ 166,255.88.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

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

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

DOCKET #2013-05833

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

TAX PARCEL #02-062-283.

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

JUDGMENT AMOUNT: \$ 272,660.14.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

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

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

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**BRIDGETON TOWNSHIP**

DOCKET #2009-10008

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

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**BRISTOL BOROUGH**

DOCKET #2009-09939

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

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DOCKET #2012-02013

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

TAX PARCEL #04-010-198.

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

JUDGMENT AMOUNT: \$ 203,181.41.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **CARLOS  
MARRERO AND CLAUDIA INIESTRA.**

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

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DOCKET #2012-08596

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

TAX PARCEL #4-23-323-2.

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

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

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

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

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DOCKET #2013-04019

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

TAX PARCEL #04-023-290.

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

IMPROVEMENTS: A RESIDENTIAL  
DWELLING.

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

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

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DOCKET #2013-05363

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

TAX PARCEL #04-025-176.

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

JUDGMENT AMOUNT: \$ 131,930.25.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

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

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

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DOCKET #2013-05975

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

TAX PARCEL #04-022-054.

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

IMPROVEMENTS: A RESIDENTIAL  
DWELLING.

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

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

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### BRISTOL TOWNSHIP

DOCKET #2011-02882

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

TAX PARCEL #5-13-320-2.

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

IMPROVEMENTS: A 1 ½ STORY  
RESIDENTIAL DWELLING

APPROXIMATELY 60 X 125'.

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

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

DOCKET #2011-09528

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

BEING more fully described in a Deed dated  
November 1, 2007, among the land records  
of the County and State set forth above, in  
Deed Volume 5617, Page 1049.

TAX PARCEL #05-054-069-001.

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

IMPROVEMENTS: SINGLE FAMILY  
DWELLING.

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

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

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DOCKET #2011-09632

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

TAX PARCEL #05-013-001.

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

JUDGMENT AMOUNT: \$ 196,397.06.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

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

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

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DOCKET #2012-00426

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

TAX PARCEL #05-043-204.

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

IMPROVEMENTS: RESIDENTIAL REAL  
ESTATE.

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

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

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DOCKET #2012-03060

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

TAX PARCEL #05-028-627.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**JILL MANUEL-COUGHLIN**, Esquire

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

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DOCKET #2012-04259

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

SEWER EASEMENT as shown on recorded map above mentioned.

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

PARCEL IDENTIFICATION NO: 05-048-420.

PROPERTY: 24 Cypress Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

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DOCKET #2012-07250

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

TAX PARCEL #05 040 302.

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

JUDGMENT AMOUNT: \$ 126,263.31.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

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

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DOCKET #2012-07331

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

TAX PARCEL #05-008-519.

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

JUDGMENT AMOUNT: \$ 252,236.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

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

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DOCKET #2012-07942

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

TAX PARCEL #05-046-324.

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

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

**MARK J. UDREN**, Esquire

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

DOCKET #2012-08605

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

TAX PARCEL #05-048-437.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**GREGORY JAVARDIAN**, Esquire

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

DOCKET #2012-08928

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

TAX PARCEL #5-21-176.

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

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

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

**MICHAEL T. MCKEEVER**, Esquire

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

DOCKET #2013-01192

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

TAX PARCEL #05-071-510.

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

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

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

**MICHAEL T. MCKEEVER**, Esquire

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

DOCKET #2013-01873

WELLS FARGO BANK, N.A. v. WENDY E. DAVIS A/K/A WENDY DAVIS owner(s) of property situate in **BRISTOL TOWNSHIP**,

Bucks County, Pennsylvania, being 826 Keystone Street, Croydon, PA 19021-6841.

TAX PARCEL #05-012-381.

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

JUDGMENT AMOUNT: \$ 213,807.97.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

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

DOCKET #2013-02430

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

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

CHRISTINE LYNN owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 59 Rolling Lane, Levittown, PA 19055-1114.

TAX PARCEL #05-034-236.007.

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

JUDGMENT AMOUNT: \$ 191,704.18.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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DOCKET #2013-02985

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

TAX PARCEL #5-18-59.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

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DOCKET #2013-03752

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

TAX PARCEL #05-008-378.

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

JUDGMENT AMOUNT: \$ 163,109.33.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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DOCKET #2013-04075

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

TAX PARCEL #05-008-159.

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

JUDGMENT AMOUNT: \$ 183,880.31.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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DOCKET #2013-04283

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and State of Pennsylvania. TAX PARCEL #05-012-105.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

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DOCKET #2013-04311

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

TAX PARCEL #5-11-7-1.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

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DOCKET #2013-04364

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

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

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DOCKET #2013-04619

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

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DOCKET #2013-04718

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

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DOCKET #2013-04789

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

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

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DOCKET #2013-05040

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

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DOCKET #2013-05085

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

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DOCKET #2013-05194

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

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

TAX PARCEL #05-036-428.

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

JUDGMENT AMOUNT: \$ 218,703.04.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2013-05302

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

TAX PARCEL #05-047-106.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2013-05621

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

TAX PARCEL #05-033-248.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

**MICHAEL MCKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2013-05672

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

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

TAX PARCEL #05-037-458.

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

JUDGMENT AMOUNT: \$ 154,681.70.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2013-06173

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

TAX PARCEL #5-27-29.

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

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

**MARK J. UDREN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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**BUCKINGHAM TOWNSHIP**

DOCKET #2010-09459

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

TAX PARCEL #06-070-252-070.

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

JUDGMENT AMOUNT: \$ 395,529.90.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2013-05605

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

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

CONTAINING

COUNTY PARCEL NUMBER 6-59-106.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

## DOCKET #2013-06656

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

TAX PARCEL #06-010-040-002.

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

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

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

**DOYLESTOWN TOWNSHIP**

## DOCKET #2012-01943

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

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

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

IMPROVEMENTS: UNDEVELOPED PROPERTY/VACANT LOT.

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

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

## DOCKET #2013-01870

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

TAX PARCEL #9-47-151-54.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

**EAST ROCKHILL TOWNSHIP**

## DOCKET #2013-05763

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

TAX PARCEL #12-009-249.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING AND RELATED IMPROVEMENTS.

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

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

**FALLS TOWNSHIP**

DOCKET #2011-11394

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

TAX PARCEL #13-16-589.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD V. TARABA AND GLORIA R. LANZI.****GREGORY JAVARDIAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-05706

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

TAX PARCEL #13-34-6.

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

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

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

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-08675

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

TAX PARCEL #13-026-545.

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

JUDGMENT AMOUNT: \$ 233,598.85.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KEVIN ALEXANDER AND ELIZABETH ALEXANDER.****PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-04562

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

TAX PARCEL #13-023-541.

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

JUDGMENT AMOUNT: \$ 219,157.30.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THERESA D. REID.****PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-05869

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

TAX PARCEL #13-006-287.

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

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **MICHAEL E. CAHILL AND ROSE L. CAHILL.****M. TROY FREEDMAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-06604

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

TAX PARCEL #13-26-41.

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

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

**MARK J. UDREN**, Esquire

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

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### HILLTOWN TOWNSHIP

DOCKET #2009-09957

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

TAX PARCEL #15-022-142.

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

JUDGMENT AMOUNT: \$ 233,284.08.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

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

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DOCKET #2010-02659

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

TAX PARCEL #15-016-188.

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

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

**MARK J. UDREN**, Esquire

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

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DOCKET #2012-01761

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

TAX PARCEL #15-060-026.

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

JUDGMENT AMOUNT: \$ 451,042.81.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

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

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### LANGHORNE BOROUGH

DOCKET #2012-07663

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

TAX PARCEL #18-003-079.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**GREGORY JAVARDIAN**, Esquire

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

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**LOWER MAKEFIELD TOWNSHIP**

DOCKET #2011-01161  
ALL THAT CERTAIN lot of land situate in  
**TOWNSHIP OF LOWER MAKEFIELD**,  
Bucks County, Pennsylvania.  
TAX PARCEL #20-016-076-001.  
PROPERTY ADDRESS: 536 Stony Hill Road,  
Yardley, PA 19067.  
IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.  
SOLD AS THE PROPERTY OF: **WILLIAM  
G. FRIEMANN, JR.**  
**MARK J. UDREN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2011-10954  
JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION, S/B/M/T CHASE HOME  
FINANCE LLC, S/B/M/T CHASE  
MANHATTAN MORTGAGE  
CORPORATION v. SCOTT HELMUS AND  
DEBRA HELMUS owner(s) of property  
situate in **LOWER MAKEFIELD  
TOWNSHIP**, Bucks County, Pennsylvania,  
being 1905 Sterling Road, Yardley, PA 19067-  
7236.  
TAX PARCEL #20-076-002-005.  
PROPERTY ADDRESS: 1905 Sterling Road,  
Yardley, PA 19067-7236.  
JUDGMENT AMOUNT: \$ 290,647.85.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **SCOTT  
HELMUS AND DEBRA HELMUS.**  
**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-05068  
CITIMORTGAGE, INC. v. MALGORZATA  
MLOTKOWSKA owner(s) of property  
situate in the **LOWER MAKEFIELD  
TOWNSHIP**, Bucks County, Pennsylvania,  
being 1632 Bluebird Drive, a/k/a 1632 A  
Bluebird Drive, Yardley, PA 19067-6321.  
TAX PARCEL #20-015-032.  
PROPERTY ADDRESS: 1632 Bluebird Drive,  
a/k/a 1632 A Bluebird Drive, Yardley, PA  
19067-6321.  
JUDGMENT AMOUNT: \$ 343,588.97.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF:  
**MALGORZATA MLOTKOWSKA.**  
**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**LOWER SOUTHAMPTON TOWNSHIP**

DOCKET #2012-05542  
ALL THAT CERTAIN lots, pieces or parcels  
of land, with the buildings and improvements  
thereon erected located in the **TOWNSHIP  
OF LOWER SOUTHAMPTON**, County of  
Bucks and Commonwealth of Pennsylvania.  
TAX PARCEL #21-16-418-1.  
PROPERTY ADDRESS: 622 East Myrtle  
Avenue, Trevose, PA 19053.  
IMPROVEMENTS: SINGLE FAMILY  
RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **CHRISTA  
GWEN WHARTON AND ARTHUR  
ROLAND WHARTON.**  
**MICHAEL T. MCKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2012-08235  
CITIMORTGAGE, INC. v. MARC D.  
KAMAN AND CATHERINE KAMAN  
owner(s) of property situate in **LOWER  
SOUTHAMPTON TOWNSHIP**, Bucks  
County, Pennsylvania, being 1916 Midfield  
Road, Feasterville Trevose, PA 19053-2349.  
TAX PARCEL #21-019-015-003.  
PROPERTY ADDRESS: 1916 Midfield Road,  
Feasterville Trevose, PA 19053-2349.  
JUDGMENT AMOUNT: \$ 136,161.37.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **MARC D.  
KAMAN AND CATHERINE KAMAN.**  
**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**MIDDLETOWN TOWNSHIP**

DOCKET #2010-10946  
BANK OF AMERICA, N.A., AS SUCCESSOR  
BY MERGER TO BAC HOME LOANS  
SERVICING, LP v. BONITA NASE A/K/A

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

TAX PARCEL #22-016-100.

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

JUDGMENT AMOUNT: \$ 108,602.95.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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DOCKET #2012-02597

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

TAX PARCEL #22-52-20.

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

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

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

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

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DOCKET #2012-03943

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

TAX PARCEL #22-005-002.

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

JUDGMENT AMOUNT: \$ 446,863.39.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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DOCKET #2012-04198

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

TAX PARCEL #22-017-001-001.

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

JUDGMENT AMOUNT: \$ 383,051.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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DOCKET #2013-02003

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

TAX PARCEL #22-050-368.

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

JUDGMENT AMOUNT: \$ 182,070.21.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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DOCKET #2013-05997

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

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

TAX PARCEL #22-073-151.

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

JUDGMENT AMOUNT: \$ 224,733.70.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

### MILFORD TOWNSHIP

DOCKET #2011-09321

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

TAX PARCEL #23-006-009.

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

JUDGMENT AMOUNT: \$ 281,973.39.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2012-06961

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

TAX PARCEL #23-22-44-309.

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

IMPROVEMENTS: RESIDENTIAL CONDOMINIUM DWELLING AND RELATED IMPROVEMENTS.

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

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

### MORRISVILLE BOROUGH

DOCKET #2013-01774

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

TAX PARCEL #24-008-365.

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

JUDGMENT AMOUNT: \$ 113,766.55.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

### NEW BRITAIN TOWNSHIP

DOCKET #2013-02078

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

TAX PARCEL #26-030-007.

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

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

## DOCKET #2013-06642

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

TAX PARCEL #26-11-68-3.

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

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

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

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

**NEW HOPE BOROUGH**

## DOCKET #2012-10918

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

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

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

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

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

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

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

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

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

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

IMPROVEMENTS: 981 S/F COMMERCIAL CONDO.

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

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

**NEWTOWN TOWNSHIP**

## DOCKET #2009-11259

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

TAX PARCEL #29-024-261-97.

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

IMPROVEMENTS: CONDOMINIUM.

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

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

## DOCKET #2012-03039

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

TAX PARCEL #29-045-023.

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

IMPROVEMENTS: SINGLE FAMILY  
RESIDENTIAL DWELLING.

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

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

JUDGMENT AMOUNT: \$ 728,807.28.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

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

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

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DOCKET #2012-03733

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

TAX PARCEL #29-045-172.

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

JUDGMENT AMOUNT: \$ 288,808.31.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

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

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

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**NORTHAMPTON TOWNSHIP**

DOCKET #2008-02328-26-1

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

TAX PARCEL #31-052-086.

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

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DOCKET #2008-08019

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

TAX PARCEL #31-18-50.

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

IMPROVEMENTS: SINGLE FAMILY  
RESIDENTIAL DWELLING.

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

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

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DOCKET #2012-03331

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

TAX PARCEL #31-060-015.

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

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

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

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

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DOCKET #2013-05912

ALL THAT CERTAIN Unit in the property  
known, named and identified as Classic/  
Colonnade Condominium, located in  
**NORTHAMPTON TOWNSHIP**, Bucks  
County, Commonwealth of Pennsylvania,  
which has heretofore been submitted to the  
Provisions of the Uniform Condominium Act,  
68 Pa., C.S. 3101 et seq., by the recording in  
the Bucks County Department of Records of 1

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

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

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

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DOCKET #2013-06692

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

TAX PARCEL #31-55-74.

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

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

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

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

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**PERKASIE BOROUGH**

DOCKET #2013-05693

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

TAX PARCEL #33-10-48.

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

JUDGMENT AMOUNT: \$ 194,893.58.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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**PLUMSTEAD TOWNSHIP**

DOCKET #2013-02902

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

TAX PARCEL #34-013-058.

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

JUDGMENT AMOUNT: \$ 275,390.63.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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**QUAKERTOWN BOROUGH**

DOCKET #2013-00734

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

TAX PARCEL #35-9-202.

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

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

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

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DOCKET #2013-03839

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

TAX PARCEL #35-002-217.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

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## DOCKET #2013-04839

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

TAX PARCEL #35-1-241.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

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## DOCKET #2013-05369

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

TAX PARCEL #35-006-048-072.

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

JUDGMENT AMOUNT: \$ 110,190.10.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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## DOCKET #2013-06514

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

TAX PARCEL #35-011-018.

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

IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

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

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**RICHLAND TOWNSHIP**

## DOCKET #2011-09981

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

TAX PARCEL #36-025-273.

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

JUDGMENT AMOUNT: \$ 222,699.04.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

## DOCKET #2012-10078

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

TAX PARCEL #36-39-88.

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

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

## DOCKET #2013-05832

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

TAX PARCEL #36-025-028-002.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

## DOCKET #2013-05898

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

TAX PARCEL #36-025-100.

PROPERTY ADDRESS: 59 Ivy Court, Quakertown, PA 18951-2766.

JUDGMENT AMOUNT: \$ 163,148.98.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

**SOLEBURY TOWNSHIP**

## DOCKET #2010-03264

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

TAX PARCEL #41-8-39-1.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

## DOCKET #2013-05274

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

TAX PARCEL #41-008-013-003.

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

JUDGMENT AMOUNT: \$ 395,453.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

**SPRINGFIELD TOWNSHIP**

## DOCKET #2012-01161

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

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

TAX PARCEL #42-021-037-005.

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

JUDGMENT AMOUNT: \$ 511,429.37.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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DOCKET #2013-06329

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

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

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

JUDGMENT AMOUNT: \$ 230,164.79.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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**TINICUM TOWNSHIP**

DOCKET #2013-01140

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

TAX PARCEL #44-036-031.

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

JUDGMENT AMOUNT: \$ 263,766.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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**TULLYTOWN BOROUGH**

DOCKET #2012-07212

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

TAX PARCEL #46-007-043.

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

JUDGMENT AMOUNT: \$ 275,344.26.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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DOCKET #2013-05668

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

TAX PARCEL #46-005-033.

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

JUDGMENT AMOUNT: \$ 236,342.10.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

**UPPER MAKEFIELD TOWNSHIP**

DOCKET #2012-04555

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

TAX PARCEL #47-004-083-001.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

**UPPER SOUTHAMPTON TOWNSHIP**

DOCKET #2010-01572

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

TAX PARCEL #48-023-108.

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

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

DOCKET #2012-04603

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

TAX PARCEL #48-20-77.

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

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

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

**WARMINSTER TOWNSHIP**

DOCKET #2009-11335

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

TAX PARCEL #49-014-243.

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

JUDGMENT AMOUNT: \$ 283,788.68.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2012-01451

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

TAX PARCEL #49-11-292.

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

JUDGMENT AMOUNT: \$ 332,296.28.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2012-08572

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

HOME LOANS SERVICING, L.P. v. DEBORAH A. TASICH owner(s) of property situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, being 718 Mueller Road, Warminster, PA 18974-2753. TAX PARCEL #49-017-028. PROPERTY ADDRESS: 718 Mueller Road, Warminster, PA 18974-2753. JUDGMENT AMOUNT: \$ 427,301.39. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **DEBORAH A. TASICH**. **PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2013-02256

ALL THAT CERTAIN lot of land situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania. TAX PARCEL #49-27-176. PROPERTY ADDRESS: 193 Washington Drive, Warminster, PA 18974. IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING. SOLD AS THE PROPERTY OF: **JAMIE DORSEY AND PATRICK M. DORSEY**. **MARK J. UDREN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2013-04566

ALL THAT CERTAIN message and lot of land located in the **TOWNSHIP OF WARMINSTER**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #49-45-5. PROPERTY ADDRESS: 936 Decker Lane, Warminster, PA 18974. IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **KIMBERLY S. GAVIN AS EXECUTRIX OF THE ESTATE OF MELVIN REESE, DECEASED**. **MICHAEL T. MCKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2013-05158

PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC v. MARY MILLER A/K/A MARY G. MILLER AND

COLLEEN MILLER owner(s) of property situate in the **TOWNSHIP OF WARMINSTER**, Bucks County, Pennsylvania, being 1055 Orchid Road, Warminster, PA 18974-2439. TAX PARCEL #49-032-158. PROPERTY ADDRESS: 1055 Orchid Road, Warminster, PA 18974-2439. JUDGMENT AMOUNT: \$ 311,195.07. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **MARY MILLER A/K/A MARY G. MILLER AND COLLEEN MILLER**. **PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2013-05487

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks and State of Pennsylvania. TAX PARCEL #49-018-213. PROPERTY ADDRESS: 369 Fir Street, Warminster, PA 18974. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **CHRISTOPHER M. DANSBY**. **GREGORY JAVARDIAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2013-05698

WELLS FARGO BANK, N.A. v. MARIO RODRIGUEZ owner(s) of property situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, being 453 Byron Road, a/k/a 453 Byron St., Warminster, PA 18974-2903. TAX PARCEL #49-045-091. PROPERTY ADDRESS: 453 Byron Road, a/k/a 453 Byron St., Warminster, PA 18974-2903. JUDGMENT AMOUNT: \$ 296,525.74. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **MARIO RODRIGUEZ**. **PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**WARRINGTON TOWNSHIP**

DOCKET #2012-08597

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

TAX PARCEL #50-010-108-001.

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

JUDGMENT AMOUNT: \$ 179,955.75.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2013-02895

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

TAX PARCEL NUMBER 1: 50-023-029.

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

TAX PARCEL NUMBER 3: 50-023-030.

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

JUDGMENT AMOUNT: \$ 273,443.76.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2013-03110

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

TAX PARCEL #50-51-220.

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

JUDGMENT AMOUNT: \$ 204,121.40.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

**WRIGHTSTOWN TOWNSHIP**

DOCKET #2013-06303

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

TAX PARCEL #53-014-002.

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

IMPROVEMENTS: TWO STORY  
RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **JEREMY  
H. PRESTON.**  
**DOUGLAS G. THOMAS**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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#### **YARDLEY BOROUGH**

DOCKET #2012-10491

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION, S/B/M CHASE HOME  
FINANCE, LLC v. UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER MARGO L. DUBOSE  
A/K/A MARGO LYNN DUBOSE,  
DECEASED owner(s) of property situate in  
the **BOROUGH OF YARDLEY**, Bucks  
County, Pennsylvania, being 8 Letchworth  
Avenue, Yardley, PA 19067-1732.  
TAX PARCEL #54-007-080.

PROPERTY ADDRESS: 8 Letchworth  
Avenue, Yardley, PA 19067-1732.  
JUDGMENT AMOUNT: \$ 182,601.00.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF:  
**UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
MARGO L. DUBOSE A/K/A MARGO  
LYNN DUBOSE, DECEASED.**

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

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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. 2013-08624(31)

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 **KOMAL ALI RIYAZ MERCHANT** to **KOMEL RIYAZ MERCHANT**.

The Court has fixed the 11th day of February, 2014 at 9:30 a.m. in Court Room No. 6, 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. **David M. Macfarlan**, Attorney for Petitioner  
1255 Easton Road  
Warrington, PA 18976-1822

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2013-06868

NOTICE IS HEREBY GIVEN that on September 5, 2013 a Petition for Change of Name was filed in the above-named Court by Tara Krauss, on behalf of Aiden Joshua Micklas, a minor, praying for a Decree to change the name of **AIDEN JOSHUA MICKLAS** to **AIDEN JOSHUA KRAUSS**.

The Court has fixed the 11th day of February, 2014 at 9:30 a.m. in Court Room No. 6, 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. **Hugh J. Algeo IV**, Attorney for Petitioner  
60 E. Court Street  
P. O. Box 1389  
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.

**COLLEGE GEMS, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

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

**FSL Entertainment Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Barbara Reynolds**, Solicitor  
Income Tax Services  
604 West Street Road  
Feasterville, PA 19053

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with and approved by 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 Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended. The name of the corporation is **GREAT SWAMP BREWING COMPANY, INC.**

The Articles of Incorporation were filed on December 13, 2013.

**Robert G. Moffett**, Solicitor  
415 West Broad Street  
Quakertown, PA 18951

**MMB Management, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Joseph J. Witiw**, Solicitor  
1140-B York Road  
Warminster, PA 18974

**RM TRUCK REPAIR, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

### **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.

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

### **Confirmation of Account**

#### *Second and Final Publication*

DONALD PETRILLE, JR. ESQUIRE, CLERK of the Orphans' Court Division of the Court of Common Pleas of Bucks County:

HEREBY GIVES NOTICE PURSUANT TO Section 745 of the Probate, Estates and Fiduciaries Code that the following Fiduciaries will present their accounts, heretofore filed with the Clerk, to the Orphans' Court Division for Audit and confirmation pursuant to Sections 3511, 5163, 5533 and 7183 of said Code, at 10:00 A.M. on **January 6, 2014**, in Courtroom #7 on the fifth floor of the BUCKS COUNTY COURTHOUSE, DOYLESTOWN, PA.

ANY PERSON who fails to present his/her claim or make objection in person or by attorney at the audit or confirmation of the account will be barred forever from so doing.

**MICHAEL BURKLUND** – Dean E. Burklund, Executor

**MABEL D. FRIES** – Pamela C. McMullen, Executrix

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

### **Corporate Dissolution**

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **BERGEN OF ALLENTOWN, INC.** is currently in the process of voluntarily dissolving.

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **BERGEN OF BALA, INC.** is currently in the process of voluntarily dissolving.

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **BERGEN OF EXECUTIVE TERRACE, 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*

**ALTHOUSE, CRISPIN WILLIAM** a/k/a  
**BILL ALTHOUSE**, dec'd.

Late of Doylestown Township.

Administratrix: **REBECCA MALIZIA**,  
52 S. 14<sup>th</sup> Street, Quakertown, PA 18951.

**BATES, PATRICIA MAE**, dec'd.

Late of Levittown, Falls Township.

Executor: **STEVEN P. BATES**,  
167 Elderberry Drive, Levittown,  
PA 19054.

**DALESANDRO, VALERIA J.** a/k/a  
**VALERIA JEAN DALESANDRO**,  
**VALERIA JEAN MIKULA**  
**DALESANDRO** and **VALERIE**  
**DALESANDRO**, dec'd.

Late of Lower Makefield Township.

Executrix: **ANDREA M. MAMENISKIS**,  
1232 Pebble Court, Yardley, PA 19067.

Attorney: **JEFFREY L. WRIGHT**,  
711 Sarah St., Stroudsburg, PA 18360.

**EBERWEIN, JOAN E.** a/k/a **JOAN**  
**EBERWEIN**, dec'd.

Late of Chalfont Borough.

Executrix: **CHRISTINE A. FROCK**,  
c/o Grim, Biehn & Thatcher, P. O. Box  
215, Perkasio, PA 18944-0215.

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

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

Late of Yardley, Bucks County, PA.

Administrator: **MICHAEL J.**  
**GALLAGHER**, 1544 Brock Creek Dr.,  
Yardley, PA 19067.

**GOFFMAN, BLANCH**, dec'd.

Late of Warminster Township.

Executor: **BERNARD GOTTLIEB**, c/o  
Jonathan H. Lander, Esquire, One Logan  
Square, 130 N. 18<sup>th</sup> Street, Philadelphia,  
PA 19103-6998.

Attorney: **JONATHAN H. LANDER**,  
Blank Rome LLP, One Logan Square,  
130 N. 18<sup>th</sup> Street, Philadelphia,  
PA 19103-6998.

**HABRUKOWICH, RICHARD G.**, dec'd.

Late of Newtown Township.

Executrix: **SANDRA J.**  
**HABRUKOWICH**, 2 Zinnia Drive,  
Newtown, PA 18940.

**HEWITSON, SHEILA PAMELA** a/k/a  
**SHEILA P. HEWITSON**, dec'd.

Late of Lower Makefield Township.

Administrator: **DEREK V. HEWITSON**,  
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.

**KALLEN, BONNIE**, dec'd.

Late of Bucks County, PA.

Executor: **STEVEN B. KALLEN**, c/o  
Michael E. Eisenberg, Esquire,  
2935 Byberry Road, Suite 107, Hatboro,  
PA 19040.

Attorney: **MICHAEL E. EISENBERG**,  
2935 Byberry Road, Suite 107, Hatboro,  
PA 19040.

**LEEDOM, JEAN M.** a/k/a **JEAN MARIE**  
**CLEMENS LEEDOM**, dec'd.

Late of Doylestown Borough.

Executrix: **NANCY SAXE**, P. O. Box  
705, Buckingham, PA 18912-0705.

**PELLETTERI, MARY**, dec'd.

Late of Bristol Borough.

Executrix: **MARY ANN HYSKA**,  
3 Elbow Lane, Morrisville, PA 19067.

Attorney: **GERALD E. BLOOM**,  
312 Oxford Valley Road, Fairless Hills,  
PA 19030.

**REITER, JR., JOSEPH** a/k/a **JOSEPH**  
**REITER**, dec'd.

Late of Bucks County, PA.

Executrix: **JOANN SAALBACH**, 317  
Gumtree Road, Coatesville, PA 19320.

Attorney: **DAVID A. SCHWEIZER**,  
Maniaci, Cicotta & Schweizer,  
6720 Frankford Avenue, Philadelphia,  
PA 19135.

**SABATINI, JOSEPH**, dec'd.

Late of Bridgeton Township.

Administratrix: **CAROLYN J.**  
**SABATINI**, c/o John Yanoshak, Esq.,  
P. O. Box 626, Media, PA 19063.

Attorney: **JOHN YANOSHAK**, Kao  
Law Associates, P. O. Box 626, Media,  
PA 19063.

**SOWDEN, SR., CLYDE**, dec'd.

Late of Warminster, Bucks County, PA.  
 Administratrix: **RUTH ANN ALLEBACH**, 126 Noble Street,  
 Souderton, PA 18964-1555.

**TOSH, RUTH L.**, dec'd.

Late of Yardley, Bucks County, PA.  
 Executrix: **SUSAN V. LEUNG**, 17 Shady  
 Brook Lane, Cranbury, NJ 08512.

**VANNOY, FRANCES C. a/k/a FRANCES CLAIRE VANNOY**, dec'd.

Late of Doylestown Township.  
 Executor: **DAVID BARBOUR, III**, c/o  
 Melissa V. Bond, Esquire, 16 N. Franklin  
 Street, Ste. 300A, Doylestown,  
 PA 18901.  
 Attorney: **MELISSA V. BOND**, Bond  
 & McCullough, 16 N. Franklin Street,  
 Ste. 300A, P. O. Box 853, Doylestown,  
 PA 18901.

**WEIDEMANN, WALDEMAR W. a/k/a WALDEMAR WILLIAM WEIDEMANN**, dec'd.

Late of Milford Township.  
 Executor: **JASON W. WEIDEMANN**,  
 c/o Tomlinson & Gerhart, 414 Main  
 Street, P. O. Box 14, East Greenville,  
 PA 18041.  
 Attorney: **BARRY J. TOMLINSON**,  
 Tomlinson & Gerhart, 414 Main Street,  
 P. O. Box 14, East Greenville, PA 18041.

**WEISS, JOSEPH H.**, dec'd.

Late of Doylestown, Bucks County, PA.  
 Executors: **JENNIFER WEISS**, 35 Mt.  
 Pleasant St., Apt A, Rockport, MA 01966  
 and **JOSEPH WEISS**, 484 Piermont  
 Ave., Hillsdale, NJ 07642.

**WESTENBERGER, ELMER S.**, dec'd.

Late of Upper Southampton Township.  
 Executrix: **ELEANORE SHEFFY**, c/o  
 William J. Benz, Esquire, 307 Lakeside  
 Drive, Southampton, PA 18966.  
 Attorney: **WILLIAM J. BENZ**,  
 307 Lakeside Drive, Southampton,  
 PA 18966.

**WILLIAMS, MILDRED S.**, dec'd.

Late of Nockamixon Township.  
 Executors: **GARY N. WILLIAMS** and  
**LESLIE E. WILLIAMS**, c/o Steven A.  
 Cotlar, Esquire, 23 West Court Street,  
 Doylestown, PA 18901.

Attorney: **STEVEN A. COTLAR**,  
 23 West Court Street, Doylestown,  
 PA 18901.

*Second Publication***ARIETTA, CATHERINE I.**, dec'd.

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

**BIANCONI, BLANCHE**, dec'd.

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

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

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

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

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

**HULBURD, PHYLLIS N.**, dec'd.

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

**KRIEBEL, FLOYD L., dec'd.**

Late of Hilltown Township.

Executrices: **KELLY ANN**

**SCHNEIDER, KIMBERLY RAE**

**BARGHER and KRISTA RACHELLE**

**ALDERFER, c/o Robert A. Walper,**

Esquire, Ten Sentry Parkway, Ste. 200,

Blue Bell, PA 19422-3001.

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

Rothschild LLP, Ten Sentry Parkway,

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

PA 19422-3001.

**LANDIS, JOHN W., dec'd.**

Late of Perkasio Borough.

Administrator: **THOMAS A. LANDIS,**

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

Attorney: **SAMUEL J. TRUEBLOOD,**

P. O. Box 987, Valley Forge, PA 19482.

**MC KEE, JR., JOHN CHARLES a/k/a JOHN MC KEE, dec'd.**

Late of Warrington Township.

Administrator: **WILLIAM MC KEE,**

2335 Willow Brook Drive, Huntingdon

Valley, PA 19006.

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

Eisenberg, PC, 1581 Main Street, Ste.

200, Warrington, PA 18976.

**ORPHANIDES, BARBARA a/k/a**

**BARBARA W. ORPHANIDES, dec'd.**

Late of Buckingham Township.

Executors: **ANDREA L. ORPHANIDES**

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

Rodman Eastburn, Esquire, 60 E. Court

Street, Doylestown, PA 18901-0137.

Attorney: **D. RODMAN EASTBURN,**

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

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

0137.

**ORTENDAHL, JUNE F., dec'd.**

Late of Northampton Township.

Executrix: **ELLEN J. JONES, c/o Don**

**F. Marshall, Esquire, Stuckert and Yates,**

P. O. Box 70, Newtown, PA 18940.

Attorney: **DON F. MARSHALL,**

Stuckert and Yates, P. O. Box 70,

Newtown, PA 18940.

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

**PAWLISHYN, dec'd.**

Late of Feasterville, Lower Southampton.

Executor: **WILLIAM PAWLISHYN,**

2178 Sarahs Lane, Warrington,

PA 18976.

**PISTORIO, ANGELA a/k/a ANGELA COLE, dec'd.**

Late of Croydon, Bristol Township.

Executor: **CHARLES S. PISTORIO,**

1317 Maryland Avenue, Croydon,

PA 19021.

**SKLODOWSKI, LUCY M., dec'd.**

Late of Northampton Township.

Executor: **MATTHEW G.**

**SKLODOWSKI, JR., c/o William J.**

Benz, Esquire, 307 Lakeside Drive,

Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ,**

307 Lakeside Drive, Southampton,

PA 18966.

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

**FREDERICK J. SLACK, dec'd.**

Late of Buckingham Township.

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

**William T. Dudeck, Esquire, 60 E. Court**

Street, Doylestown, PA 18901-0137.

Attorney: **WILLIAM T. DUDECK,**

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

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

0137.

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

**THIESSEN, dec'd.**

Late of Buckingham Township.

Executor: **WERNER THIESSEN,**

c/o Thomas O. Hiscott, Esquire, 100 Four

Falls, Ste. 300, West Conshohocken,

PA 19428.

Attorney: **THOMAS O. HISCOTT,**

Heckscher, Teillon, Terrill & Sager, 100

Four Falls, Ste. 300, West Conshohocken,

PA 19428.

**WILKINSON, LORETTA S. a/k/a SUE**

**WILKINSON, dec'd.**

Late of Doylestown Township.

Executors: **DAVID S. ROHRBAUGH,**

2905 Oak Ridge Road, Huntingdon Valley,

PA 19006 and **JOSEPH W.**

**ROHRBAUGH III, 140 York Road,**

Milford, NJ 08848.

*Third and Final Publication***ACKER, ANNA MAY, dec'd.**

Late of Upper Southampton, Bucks

County, PA.

Executor: **ROBERT ACKER, 922**

Manor Lane, Southampton, PA 18966.

**BAIER, MARY C., dec'd.**

Late of Trevose, Bensalem Township.

Executrix: **MARY G. SEELY**, 4850 Weldon Ave., Trevose, PA 19053.

**BALL, LAURA, dec'd.**

Late of Bristol Township.

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

**BROSOVICH, FRANK J., dec'd.**

Late of Levittown, Falls Township.

Executor: **SHAWN J. BROSOVICH**, c/o John J. Cook, Jr., Esquire, Jackson, Cook, Caracappa & Scott, 312 Oxford Valley Road, Fairless Hills, PA 19030.

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

**BROWN, DAVID WILLIAM, dec'd.**

Late of Churchville, Northampton.

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

**CASTRANTAS, JOAN W., dec'd.**

Late of Newtown Township.

Executor: **PAUL D. CASTRANTAS**, c/o William J. Benz, Esquire, Suite 307, Lakeside Office Park, Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ**, Suite 307, Lakeside Office Park, Southampton, PA 18966.

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

Late of Bristol Township.

Executor: **FRANK G. COSTELLO**, c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**D'ALONZO, SR., GILBERT E., dec'd.**

Late of Newtown, Bucks County, PA.

Executor: **GILBERT E. D'ALONZO, JR.**, c/o F. Craig La Rocca, Esquire, 800 N. Broad Street, Lansdale, PA 19446.

**DERSTINE, ELIZABETH S., dec'd.**

Late of West Rockhill Township.

Executor: **R. LAWRENCE DERSTINE**, 488 Harleysville Pike, Harleysville, PA 19438.

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

**DETWEILER, PAUL D., dec'd.**

Late of Sellersville Borough.

Executors: **DAVID DETWEILER** and **JULIE DETWEILER**, 316 Lawn Avenue, Sellersville, PA 18960.

Attorney: **MICHAEL F. FRISBIE**, P. O. Box 258, 847 West Market Street, Perkasie, PA 18944.

**DICKS, MELVIN D., dec'd.**

Late of Bedminster Township.

Executor: **LEMUEL W. DICKS, JR.**, c/o Gregory J. Lake, Esquire, Lakeland Farm, 2552 Dark Hollow Road, Jamison, PA 18929.

Attorney: **GREGORY J. LAKE**, Lakeland Farm, 2552 Dark Hollow Road, Jamison, PA 18929.

**EVANS, HILDA K., dec'd.**

Late of Quakertown Borough.

Executor: **ROBERT B. EVANS**, 520 Redwood Street, Harrisburg, PA 17109.

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

**GUTFELD, HONEY, dec'd.**

Late of Bucks County, PA.

Administratrix: **JENNIFER HILL**, c/o Lynelle A. Gleason, Esquire, 626 South State Street, Newtown, PA 18940.

Attorney: **LYNELLE A. GLEASON**, Kardos, Rickles, Hand & Bidlingmaier, 626 South State Street, Newtown, PA 18940.

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

Late of Middletown Township.

Executors: **JILL GIVLER** and **ANDERSON ISAACS**, c/o Thomas F. Goldman, Esquire, 138 N. State Street, Newtown, PA 18940.

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

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

Late of Newtown Township.

Executrices: **KAYE L. MOHLINE** and **BARBARA L. TANNER**, c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

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

**KENNEDY, RICHARD W.**, dec'd.

Late of Warminster, Bucks County, PA.  
Executrix: **NANCY K. TRIBLEY**,  
206 Crestview Dr., Telford, PA 18969.

**KNAUSS, RUSSELL W.**, dec'd.

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

**KOLAR, DAVID L.**, dec'd.

Late of Bristol Township.  
Executrix: **NANCY A. KOLAR**, c/o  
Bridget M. Whitley, Esq., 17 S. Second  
Street, 6<sup>th</sup> Fl., Harrisburg, PA 17101-  
2039.

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

**LOHAN, MARY D.**, dec'd.

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

**LUBOWITZ, BERNARD**, dec'd.

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

**MARX, HELEN E.** a/k/a **HELEN MARX**,  
dec'd.

Late of Warrington Township.  
Executor: **MARTIN J. MARX**, c/o  
Joseph J. Witiw, Esquire, 1140-B York  
Road, Warminster, PA 18974-2072.  
Attorney: **JOSEPH J. WITIW**, 1140-  
B York Road, Warminster, PA 18974-  
2072.

**MARX, HOWARD**, dec'd.

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

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

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

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

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

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

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

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

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

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

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

**RANSKI, EDWARD S.**, dec'd.

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

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

**ROXBERRY, BRIAN JOHN**, dec'd.

Late of Bensalem, Bucks County, PA.  
Administratrix: **SUSAN G.**  
**ROXBERRY**, 224 Grant Ave., Croydon,  
PA 19021.

**SHEEHAN, ELEANOR R.**, dec'd.

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

**SMAKULA, HAROLD**, dec'd.

Late of Hilltown Township.

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

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

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

Late of Falls Township.

Administratrix CTA: **YVETTE E. TAYLOR-HACHOOSE**, 1234 River Road, Washington Crossing, PA 18977. Attorney: **MELISSA V. BOND**, Bond & McCullough, 16 N. Franklin Street, Ste. 300A, Doylestown, PA 18901.

**STRIPO, JOSEPH W.**, dec'd.

Late of Bensalem, Bucks County, PA.

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

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

**VITZTHUM, MARIA**, dec'd.

Late of Lower Southampton Township.

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

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

**WOOD, DONALD E.**, dec'd.

Late of Morrisville Borough.

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

**ZAZZARINO, VINCENT** a/k/a **VINCENT J. ZAZZARINO**, dec'd.

Late of Bristol Borough.

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

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

**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:

**47<sup>th</sup> street condominium association** with its principal place of business 125 Brinkley Dr., Sellersville, PA 18960.

The name and address of the individual owning or interested in said business is: Janice Strauss, 125 Brinkley Dr., Sellersville, PA 18960.

The certificate was filed on October 18, 2013.

**BENNETT BROTHERS TRANSPORTATION** with its principal place of business 4545 N. River Dr., Bensalem, PA 19020.

The names and addresses of the individuals owning or interested in said business are: Ryan Bennett and Scot Bennett, 4545 N. River Dr., Bensalem, PA 19020.

The certificate was filed on October 3, 2013.

**BMP Construction** with its principal place of business 1962 Prospect Ave., Croydon, PA 19021.

The name and address of the individual owning or interested in said business is: Robert J. Parker, 1962 Prospect Ave., Croydon, PA 19021.

The certificate was filed on November 21, 2013.

**Identity Graphics & Printing** with its principal place of business 134 Reliance Pl., Telford, PA 18969.

The name and address of the individual owning or interested in said business is: Andrew S. Culp, 134 Reliance Pl., Telford, PA 18969.

The certificate was filed on October 24, 2013.

**Misty River Jewelry** with its principal place of business 32 Walters Lane, Point Pleasant, PA 18950.

The name and address of the individual owning or interested in said business is: Susan Kleva, 32 Walters Lane, Point Pleasant, PA 18950.

The certificate was filed on October 7, 2013.

**Nameology** with its principal place of business 4809 Braddock Court, Doylestown, PA 18902.

The name and address of the individual owning or interested in said business is: Brent Tutwiler, 4809 Braddock Court, Doylestown, PA 18902.

The certificate was filed on November 7, 2013.

**S&A Express** with its principal place of business 25 Vase Lane, Levittown, PA 19054.

The name and address of the individual owning or interested in said business is: Catalin Zamfiroiu, 25 Vase Lane, Levittown, PA 19054.

The certificate was filed on October 21, 2013.

**Travel Direct Services** with its principal place of business 196 W. Ashland Street, Doylestown, PA 18901.

The name and address of the individual owning or interested in said business is: Kimberly Hawes, 196 W. Ashland Street, Doylestown, PA 18901.

The certificate was filed on September 26, 2013.

## Foreign Corporation

**ANCHOR SALES ASSOCIATES, INC.** a corporation organized under the laws of the state of New Jersey, has applied for a Certificate of Authority under the provisions of the Pennsylvania Business Corporation Law of 1988. The address of its principal office under the laws of the jurisdiction in which it is incorporated in 15 Roszel Road, Princeton, New Jersey 08540 and the address of its proposed registered office in this

Commonwealth is 9 Humphreys Drive, Warminster, Pennsylvania 18974.

**Steven H. Brush**, Solicitor  
Connors and Brush  
606 Lakeside Park  
Southampton, PA 18966

## Miscellaneous

### *First Publication*

**BUCKS COUNTY CLERK OF THE  
ORPHANS' COURT  
FEE BILLADDENDUM  
EFFECTIVE February 10, 2014  
CONVENIENCE FEE  
(Credit Card Transactions)**

Imaging -	\$1.00
Filing - Transaction up to \$250.00	\$3.00
Transaction over \$250.00	\$10.00

This Amendment shall take effect February 10, 2014.

### *First Publication*

**BUCKS COUNTY  
REGISTER OF WILLS  
FEE BILLADDENDUM  
EFFECTIVE February 10, 2014  
CONVENIENCE FEE  
(Credit Card Transactions)**

Imaging -	\$1.00
Filing - Transaction up to \$250.00	\$3.00
Transaction over \$250.00	\$10.00

This Amendment shall take effect February 10, 2014.

**NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
NO. 2013-00451**

**BANK OF AMERICA, N.A., AS  
SUCCESSOR BY MERGER TO BAC  
HOME LOANS SERVICING, LP F/K/A  
COUNTRYWIDE HOME LOANS  
SERVICING, LP**

v

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

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

**NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY**

Being Premises: 211 BIRCH DRIVE,  
LEVITTOWN, PA 19054-2810

Being in FALLS TOWNSHIP, County of  
BUCKS, Commonwealth of Pennsylvania,  
TAX PARCEL 13-02-339

Improvements consist of residential  
property.

Sold as the property of **UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
MARY ANN RUGGHIA, DECEASED**

Your house (real estate) at 211 BIRCH  
DRIVE, LEVITTOWN, PA 19054-2810 is  
scheduled to be sold at the Sheriff's Sale on  
MARCH 14, 2014 at 11:00 AM, at the  
BUCKS County Courthouse, 55 East Court  
Street, P.O. Box 269, Doylestown, PA  
18901, to enforce the Court Judgment of  
\$171,306.18 obtained by, BANK OF  
AMERICA, N.A., AS SUCCESSOR BY  
MERGER TO BAC HOME LOANS  
SERVICING, LP F/K/A COUNTRYWIDE  
HOME LOANS SERVICING, LP (the  
mortgagee), against the above premises.

**Phelan Hallinan, LLP**, Attorney for  
Plaintiff

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**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*

**REVOCABLE LIVING TRUST OF  
GEORGE SHAW**

Late of Bristol Township.

Trustees: **SUSAN S. CHERKAS** and  
**ELEANOR S. RUZICK**, c/o Michael S.  
Connor, Esq., 644 Germantown Pike, Ste.  
2-C, Lafayette Hill, PA 19444.

Attorney: **MICHAEL S. CONNOR**,  
644 Germantown Pike, Ste. 2-C,  
Lafayette Hill, PA 19444.

**TRANEY LIVING TRUST DATED MAY 7,  
2008**

**LEON J. TRANEY**, Deceased

Late of Langhorne Borough.

Trustee: **BRUCE E. TRANEY**, c/o Larry  
Scott Auerbach, Esquire, 1000 Easton  
Road, Abington, PA 19001.

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

*Third and Final Publication*

**TRUST OF JULE SCARPILL**

Late of Warminster Township.

Successor Trustee: **PHYLLIS  
FREDERICK SCARPILL**, c/o Brian R.  
Price & Associates, 140 East Butler Ave.,  
Chalfont, PA 18914.

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