

## Sheriff's Sale

### *First Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, May 9, 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.

### **BENSALEM TOWNSHIP**

DOCKET #2012-01843

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

TAX PARCEL I.D. #: 2-62-22.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-08585

ALL THAT CERTAIN Lot or piece of ground, situate in **BENSALEM TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania, bounded and described according to a plan of Neshaminy Valley Village, IV, Section 2-B, made for the Korman Corporation by Benjamin C. Queen, Registered Surveyor, Fairless Hills, Pennsylvania, dated June 27, 1974 and last revised August 12, 1974, as follows to wit:

TAX PARCEL #02-049-127.

PROPERTY ADDRESS: 2459 Brandon Court, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD LAUTT**.

**GREGORY JAVARDIAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-03888

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 HENDERSON A/K/A JEFFEREY C. HENDERSON, JESSICA HENDERSON owner(s) of property situate in the **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 2390 Bowman Avenue, Bensalem, PA 19020-5207. TAX PARCEL #02-061-016.

PROPERTY ADDRESS: 2390 Bowman Avenue, Bensalem, PA 19020-5207.

JUDGMENT AMOUNT: \$ 265,919.85.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY HENDERSON A/K/A JEFFEREY C. HENDERSON, JESSICA HENDERSON**.

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-04808

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

TAX PARCEL #02-072-228.

PROPERTY ADDRESS: 1057 Bolton Court, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **AARON H. LUSEN, SANDRA L. LUSEN**.

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-04862

WELLS FARGO BANK, N.A. v. DONNA SCHEPIS owner(s) of property situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 4767 Magnolia Avenue, Trevese, PA 19053-4820.

TAX PARCEL #02-016-159.

PROPERTY ADDRESS: 4767 Magnolia Avenue, Trevese, PA 19053-4820.

JUDGMENT AMOUNT: \$ 328,207.42.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DONNA SCHEPIS**.

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2013-05082

ALL THAT CERTAIN lot of land situate in **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being known as 1431 Atterbury Way, Bensalem, PA 19020-3833.

TAX PARCEL #2-92-155.

PROPERTY ADDRESS: 1431 Atterbury Way, Bensalem, PA 19020-3833.

IMPROVMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **BARBARA SHUBIN A/K/A BARBARA A. SHUBIN, JAMES E. SHUBIN.**

**MARK J. UDREN**, Esquire

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

## DOCKET #2013-06815

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

TAX PARCEL #2-72-218.

PROPERTY ADDRESS: 1060 Bolton Court, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MIKE P. SMITH.**

**MICHAEL T. McKEEVER**, Esquire

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

## DOCKET #2013-07230

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

TAX PARCEL #2-31-145-1.

PROPERTY ADDRESS: 1147 Sunset Lane, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JOSEPH P. CARACAPPA, ESQUIRE, ADMINISTRATOR OF THE ESTATE OF KATHLEEN PYLE, DECEASED AND SHERRY PYLE, ADMINISTRATRIX OF THE ESTATE OF KATHLEEN PYLE, DECEASED.**

**CHRISTINA C. VIOLA**, Esquire

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

## DOCKET #2013-07632

WELLS FARGO BANK, N.A. v. MELISSA M. HAMER A/K/A MELISSA MARIE FRIEDMAN, JEFFREY A. FRIEDMAN owner(s) of property situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 3945 Wrexham Court, Bensalem, PA 19020-4815.

TAX PARCEL #02-076-204.

PROPERTY ADDRESS: 3945 Wrexham Court, Bensalem, PA 19020-4815.

JUDGMENT AMOUNT: \$ 241,599.78.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MELISSA M. HAMER A/K/A MELISSA MARIE FRIEDMAN, JEFFREY A. FREIDMAN. PHELAN HALLINAN**

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

## DOCKET #2013-07679

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

TAX PARCEL #2-61-89.

PROPERTY ADDRESS: 2310 Bristol Pike, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KENNETH CIMINO, ERNEST G. CIMINO.**

**MICHAEL T. McKEEVER**, Esquire

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

## DOCKET #2013-07992

SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK, N.A. v. ROBERT J. PERFIDIO, CHERYL A. PERFIDIO owner(s) of property situate in the **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 2661 Forrest Avenue, Bensalem, PA 19020-5313.

TAX PARCEL #02-062-153-001.

PROPERTY ADDRESS: 2661 Forrest Avenue, Bensalem, PA 19020-5313.

JUDGMENT AMOUNT: \$ 144,123.69.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT J. PERFIDIO, CHERYL A. PERFIDIO.**

**PHELAN HALLINAN**

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

## DOCKET #2013-08965

WELLS FARGO BANK, N.A. v. MELINDA M. McCOY owner(s) of property situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 4666 Canterbury Court, Bensalem, PA 19020-1751.

TAX PARCEL #02-093-174.

PROPERTY ADDRESS: 4666 Canterbury Court, Bensalem, PA 19020-1751.

JUDGMENT AMOUNT: \$ 179,978.68.

IMPROVEMENTS: CONDOMINIUM UNIT. SOLD AS THE PROPERTY OF: **MELINDA M. McCOY**.

**PHELAN HALLINAN**

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

## DOCKET #2013-09440

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

TAX PARCEL #02-029-316.

PROPERTY ADDRESS: 1044 Highland Avenue, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **RAYMOND T. STASZEWSKI, KIMBERLY A. HAINES STASZEWSKI A/K/A KIMBERLY A. STASZEWSKI**.

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

## DOCKET #2013-09795

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

TAX PARCEL #02-094-191.

PROPERTY ADDRESS: 591 South Mount Vernon Circle, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **DENNIS E. BROWN, LISA M. BROWN**.

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

**BRISTOL BOROUGH**

## DOCKET #2012-08252

KONDAUR CAPITAL CORPORATION AS SEPARATE TRUSTEE OF THE MATAWIN VENTURES TRUST SERIES 2012-3 v. GWENDOLYN L. THOMAS

owner(s) of property situate in the **BRISTOL BOROUGH**, Bucks County, Pennsylvania, being 505 Jefferson Avenue, Bristol, PA 19007-3926.

TAX PARCEL #4-23-299.

PROPERTY ADDRESS: 505 Jefferson Avenue, Bristol, PA 19007-3926.

JUDGMENT AMOUNT: \$ 196,465.72.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GWENDOLYN L. THOMAS**.

**PHELAN HALLINAN**

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

## DOCKET #2013-01819

WELLS FARGO BANK, N.A. v. WILLIAM S. MORRISON owner(s) of property situate in **BRISTOL BOROUGH**, 5<sup>th</sup> Ward, Bucks County, Pennsylvania, being 314 Brook Street, Bristol, PA 19007-5306.

TAX PARCEL #04-026-018.

PROPERTY ADDRESS: 314 Brook Street, Bristol, PA 19007-5306.

JUDGMENT AMOUNT: \$ 169,712.56.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM S. MORRISON**.

**PHELAN HALLINAN**

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

## DOCKET #2013-02228

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE7 v. ROREY CHMIELEWSKI owner(s) of property situate in the **BRISTOL BOROUGH**, Bucks County, Pennsylvania, being 613 Spruce Street, Bristol, PA 19007-3711.

TAX PARCEL #04-009-170.

PROPERTY ADDRESS: 613 Spruce Street, Bristol, PA 19007-3711.

JUDGMENT AMOUNT: \$ 121,523.59

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROREY CHMIELEWSKI**.

**PHELAN HALLINAN**

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

## DOCKET #2013-07149

ALL THAT CERTAIN lot or piece of ground situate in the Third Ward of the **BOROUGH OF BRISTOL**, County of Bucks, Pennsylvania.

TAX PARCEL #04-008-165.

PROPERTY ADDRESS: 300 Otter Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RODNEY E. SIMMONS AND DORIS A. SIMMONS.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2013-08408

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-10 v. MARK W. McCLAIN, JR. A/K/A MARK W. McCLAIN owner(s) of property situate in **BRISTOL BOROUGH**, 6<sup>th</sup> Ward, Bucks County, Pennsylvania, being 268 Hayes Street, Bristol, PA 19007-4410.

TAX PARCEL #04-028-240.

PROPERTY ADDRESS: 268 Hayes Street, Bristol, PA 19007-4410.

JUDGMENT AMOUNT: \$ 95,169.36.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARK W. McCLAIN, JR. A/K/A MARK W. McCLAIN.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**BRISTOL TOWNSHIP**

## DOCKET #2009-04568

WELLS FARGO BANK, NA v. SAFAK MEMIS owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 49 Great Oak Road, Levittown, PA 19057-3313.

TAX PARCEL #05-037-343.

PROPERTY ADDRESS: 49 Great Oak Road, Levittown, PA 19057-3313.

JUDGMENT AMOUNT: \$ 276,990.65.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SAFAK MEMIS.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2010-08646

BAC HOME LOANS SERVICING, LP v. JOANNE M. KLOTZ owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 59 Beechtree Road, Levittown, PA 19057-3011.

TAX PARCEL #05-025-195.

PROPERTY ADDRESS: 59 Beechtree Road, Levittown, PA 19057-3011.

JUDGMENT AMOUNT: \$ 208,433.74.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOANNE M. KLOTZ.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2010-12832

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

TAX PARCEL #05-027-105.

PROPERTY ADDRESS: 3530 Llanberis Avenue, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRENDAN P. DOWLING.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2010-12864

ALL THAT CERTAIN lot or piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being at Levittown, in **BRISTOL TOWNSHIP**, County of Bucks, Commonwealth of Pennsylvania, known and designated as Lot No. 3051-r on a certain map entitled "Subdivision Map Goldenridge," Levittown, Section 41, situated in Bristol Township, Bucks County, Pennsylvania, owned by Levitt and Sons, Incorporated, dated June 1953, Survey and Map by C. A. Monroe, P.E. and L.S., recorded on August 14, 1953, at Doylestown in the office for the Recorder of Deeds in and for the County of Bucks in Plan Book 7 page 4 and which is more fully bounded and described according to a survey thereof made by C. A. Monroe, P.E. and L.S. dated June 23, 1954.

TAX PARCEL #05-034-171.

PROPERTY ADDRESS: 108 Goldengate Road, Levittown, PA.

IMPROVEMENTS: 3 BEDROOM RANCHER, ONE BATH AND CARPORT.

SOLD AS THE PROPERTY OF: **RICHARD FOXHILL AND ANNA FOXHILL.**

**DON F. MARSHALL**, Esquire

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

DOCKET #2012-03031

LEAH N. HUDON, in her capacity as Heir of KIMBERLY HARRIS A/K/A KIMBERLY HUDON, Deceased, and IN HER CAPACITY AS HEIR OF JOSEPH L. HUDON, JR: A/K/A JOSEPH HUDON A/K/A JOSEPH L. HUDON, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KIMBERLY HARRIS A/K/A KIMBERLY HUDON, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH L. HUDON, JR. A/K/A JOSEPH HUDON A/K/A JOSEPH L. HUDON, DECEASED owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania being 17 Kraft Lane, Levittown, PA 19055-2412.

TAX PARCEL #05-075-121.

PROPERTY ADDRESS: 17 Kraft Lane, Levittown, PA 19055-2412.

JUDGMENT AMOUNT: \$ 107,817.69.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LEAH N. HUDON, IN HER CAPACITY AS HEIR OF KIMBERLY HARRIS A/K/A KIMBERLY HUDON, DECEASED, AND IN HER CAPACITY AS HEIR OF JOSEPH L. HUDON, JR. A/K/A JOSEPH HUDON A/K/A JOSEPH L. HUDON, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KIMBERLY HARRIS A/K/A KIMBERLY HUDON, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS**

**OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH L. HUDON, JR. A/K/A JOSEPH HUDON A/K/A JOSEPH L. HUDON, DECEASED.**

**PHELAN HALLINAN**

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

DOCKET #2012-03316

BANK OF AMERICA, N.A. v. JEREMY J. MALENFANT, PIERRE J. MALENFANT owner(s) of property situate in **BRISTOL TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania, being 327 Holly Drive, Levittown, PA 19055-1328.

TAX PARCEL #05-048-301.

PROPERTY ADDRESS: 327 Holly Drive, Levittown, PA 19055-1328.

JUDGMENT AMOUNT: \$ 205,956.80.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEREMY J. MALENFANT, PIERRE J. MALENFANT.**

**PHELAN HALLINAN**

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

DOCKET #2012-04560

The land referred to in this Commitment is situate in **BRISTOL TOWNSHIP**, described as follows:

TAX PARCEL #5-33-65.

PROPERTY ADDRESS: 50 Inland Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PATRICIA ANN MASCIERI, AS EXECUTRIX OF THE ESTATE OF DANIEL A. GUERRIERO, JR.**

**BRADLEY J. OSBORNE**, Esquire

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

DOCKET #2012-05694

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF THE CWABS INC. ASSET-BACKED CERTIFICATES, SERIES 2006-BC5 v. TINA M. WEISE owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 4616 Eugene Drive, Bristol, PA 19007-2019.

TAX PARCEL #05-028-525.

PROPERTY ADDRESS: 4616 Eugene Drive,  
Bristol, PA 19007-2019.

JUDGMENT AMOUNT: \$ 167,845.56.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **TINA M.  
WEISE.**

**PHELAN HALLINAN**

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

DOCKET #2012-06266

THE BANK OF NEW YORK MELLON  
FKA THE BANK OF NEW YORK, AS  
TRUSTEE FOR THE BENEFIT OF THE  
CERTIFICATEHOLDERS OF THE CWABS  
INC., ASSET-BACKED CERTIFICATES,  
SERIES 2004-6 v. RAYMOND S.  
EMENHIZER, DONNA E. EMENHIZER  
owner(s) of property situate in the **BRISTOL  
TOWNSHIP**, Bucks County, Pennsylvania  
being 23 Cypress Lane, Levittown, PA  
19055-1625.

TAX PARCEL #05-048-406.

PROPERTY ADDRESS: 23 Cypress Lane,  
Levittown, PA 19055-1625.

JUDGMENT AMOUNT: \$ 109, 979.44.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF:  
**RAYMOND S. EMENHIZER, DONNA E.  
EMENHIZER.**

**PHELAN HALLINAN**

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

DOCKET #2012-08663

CHRISTIANA TRUST, A DIVISION OF  
WILMINGTON SAVINGS FUND SOCIETY,  
FSB, AS TRUSTEE FOR STANWICH  
MORTGAGE LOAN TRUST, SERIES  
2012-18 v. VERNA E. DOYLE owner(s)  
of property situate in the **TOWNSHIP OF  
BRISTOL**, Bucks County, Pennsylvania  
being 600 Arlington Road, Fairless Hills, PA  
19030-3602.

TAX PARCEL #05-046-242.

PROPERTY ADDRESS: 600 Arlington Road,  
Fairless Hills, PA 19030-3602.

JUDGMENT AMOUNT: \$ 248,228.23.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **VERNA E.  
DOYLE.**

**PHELAN HALLINAN**

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

DOCKET #2013-01268

BANK OF AMERICA, N.A. v. FRANK  
A. COOKSON, JENNIFER J. COOKSON  
owner(s) of property situate in the **BRISTOL  
TOWNSHIP**, Bucks County, Pennsylvania,  
being 4604 Eugene Drive, Bristol, PA 19007-  
2019.

TAX PARCEL #05-028-531.

PROPERTY ADDRESS: 4604 Eugene Drive,  
Bristol, PA 19007-2019.

JUDGMENT AMOUNT: \$ 186,752.20.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **FRANK A.  
COOKSON, JENNIFER J. COOKSON.**

**PHELAN HALLINAN**

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

DOCKET #2013-01534

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

TAX PARCEL #05-040-267.

PROPERTY ADDRESS: 5713 Mustang  
Street, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

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

**TERRENCE J. McCABE**, Esquire

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

DOCKET #2013-03441

WELLS FARGO BANK, N.A. v. FRED A.  
McCALLUM, COLLEEN SURDEZ owner(s)  
of property situate in **BRISTOL TOWNSHIP**,  
Bucks County, Pennsylvania, being 63 Shelter  
Lane, Levittown, PA 19055-2008.

TAX PARCEL #05-050-256.

JUDGMENT AMOUNT: \$ 180,600.40.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **FREDA E.  
McCALLUM, COLLEEN SURDEZ.**

**PHELAN HALLINAN**

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

DOCKET #2013-04476

WELLS FARGO BANK, N.A. v. CAREYANN  
DANAS, WILLIAM H. PASHLEY owner(s)  
of property situate in **BRISTOL TOWNSHIP**,



Bucks County, Pennsylvania, being 306 Dogwood Drive, Levittown, PA 19055-1719.  
TAX PARCEL #05-042-215.  
PROPERTY ADDRESS: 306 Dogwood Drive, Levittown, PA 19055-1719.  
JUDGMENT AMOUNT: \$ 215,409.15.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **CAREY ANN DANAS, WILLIAM H. PASHLEY, PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2013-06745  
WELLS FARGO BANK, N.A. v. JAMES L. SMITH, BETTY JACOBS owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 1116 Edgely Road a/k/a 1116 Edgely, Road a/k/a 1116 Edgely Avenue, Bristol, PA 19007.  
TAX PARCEL #05-074-280.  
PROPERTY ADDRESS: 1116 Edgely Road a/k/a 1116 Edgely, Road a/k/a 1116 Edgely Avenue, Bristol, PA 19007.  
JUDGMENT AMOUNT: \$ 245,837.04.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **JAMES L. SMITH, BETTY JACOBS, PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2013-07747  
OCWEN LOAN SERVICING, LLC v. CLEMENT V. TSHUDY, JR., DIANNE B. LECHER A/K/A DIANNE B. TSHUDY owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 67 Aster Lane, Levittown, PA 19055-1223.  
TAX PARCEL #05-039-540.  
PROPERTY ADDRESS: 67 Aster Lane, Levittown, PA 19055-1223.  
JUDGMENT AMOUNT: \$ 227,015.08.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **CLEMENT V. TSHUDY, JR., DIANNE B. LECHER A/K/A DIANNE B. TSHUDY, PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2013-08268  
ALL THAT CERTAIN lot or piece of ground with the building and improvements erected thereon, situate at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania.  
TAX PARCEL #05-039-406.  
PROPERTY ADDRESS: 37 Aspen Lane, Levittown, PA 19055.  
IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **MARGARET J. GAUGLER, TERRENCE J. McCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2013-08405  
HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-SHL1 v. RACHEL NEYAZI, HAMID NEYAZI A/K/A H. NEYAZ owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 480 Newport Road, Bristol, PA 19007-3008.  
TAX PARCEL #05-058-010-001.  
PROPERTY ADDRESS: 480 Newport Road, Bristol, PA 19007-3008.  
JUDGMENT AMOUNT: \$ 105,417.29.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **RACHEL NEYAZI, HAMID NEYAZI A/K/A H. NEYAZ, PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2013-08579  
ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situated located in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.  
TAX PARCEL #5-48-172.  
PROPERTY ADDRESS: 32 Hawthorne Lane, Levittown, PA 19055.  
IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **KEVIN J. GARNETT, DEBORA M. GARNETT, MICHAEL T. McKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2013-09419

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. COLIN G. CORRIGAN A/K/A COLIN GREGORY CORRIGAN, DALE M. FEYH A/K/A DALE MARJORIE FEYH owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 1 Bittersweet Road, Levittown, PA 19057-3013.  
 TAX PARCEL #05-036-268.  
 PROPERTY ADDRESS: 1 Bittersweet Road, Levittown, PA 19057-3013.  
 JUDGMENT AMOUNT: \$ 134,395.84.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **COLIN G. CORRIGAN A/K/A COLIN GREGORY CORRIGAN, DALE M. FEYH A/K/A DALE MARJORIE FEYH.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2013-09485

WELLS FARGO BANK, N.A. v. KEVIN J. MASI owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 722 Patterson Avenue, Croydon, PA 19021-6174.  
 TAX PARCEL #05-012-123.  
 PROPERTY ADDRESS: 722 Patterson Avenue, Croydon, PA 19021-6174.  
 JUDGMENT AMOUNT: \$ 155,566.19.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **KEVIN J. MASI.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2013-09689

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania.  
 TAX PARCEL #5-24-67.  
 PROPERTY ADDRESS: 3118 Bath Road, Bristol, PA 19007.  
 IMPROVEMENTS: RESIDENTIAL REAL ESTATE.  
 SOLD AS THE PROPERTY OF: **FRANK RICHARD DUBOIS.**  
**CHRISTINA C. VIOLA**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2013-09729

ALL THAT CERTAIN lot or 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, shown and designated as Lot No. 1530 on Subdivision Map of "Greenbrook", Levittown, Section 4 filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania on June 6, 1952 in Plan Book 4 page 69, more fully bounded and described as follows, to wit:  
 TAX PARCEL #05-043-552.  
 PROPERTY ADDRESS: 183 Greenbrook Drive, Levittown, PA 19055.  
 IMPROVEMENTS: A RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **SARAH O'BRIEN.**  
**BRADLEY J. OSBORNE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2013-09997

ALL THAT CERTAIN lot of land situate in **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania:  
 BEING KNOWN AS 83 Kingwood Lane, (Bristol Township), Levittown, PA 19055.  
 TAX PARCEL #5-71-520.  
 PROPERTY ADDRESS: 83 Kingwood Lane, (Bristol Township), Levittown, PA 19055.  
 IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.  
 SOLD AS THE PROPERTY OF: **MICHELLE KARMAZIN A/K/A MICHELLE L. KARMAZIN.**  
**MARK J. UDREN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2014-00025

NATIONSTAR MORTGAGE LLC v. DAWN L. KERR owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 28 River Lane, Levittown, PA 19055-1409.  
 TAX PARCEL #05-039-273.  
 PROPERTY ADDRESS: 28 River Lane, Levittown, PA 19055-1409.  
 JUDGMENT AMOUNT: \$ 221,493.88.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **DAWN L. KERR.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA



**BUCKINGHAM TOWNSHIP**

DOCKET #2010-03432

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH4, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH4 v. AURA DEVA KRAJEWSKI, ERKI JAAKSON owner(s) of property situate in the **TOWNSHIP OF BUCKINGHAM**, Bucks County, Pennsylvania, being 3287 Burnt House Hill Road, Doylestown, PA 18902-1810.

TAX PARCEL #06-042-003.

PROPERTY ADDRESS: 3287 Burnt House Hill Road, Doylestown, PA 18902-1810.

JUDGMENT AMOUNT: \$ 353,669.33.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **AURA DEVA KRAJEWSKI, ERKI JAAKSON.****PHELAN HALLINAN**EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2010-11663

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

CONTAINING 57.680 acres of land more or less.

TAX PARCEL #06-018-094.

PROPERTY ADDRESS: 4506 New Hope Road, Pineville, PA.

IMPROVEMENTS: FARM/EQUESTRIAN FACILITY SITTING ON 57 ACRES W/32,800 S/F RIDING RINK W/54 STALLS.

SOLD AS THE PROPERTY OF: **BUCKINGHAM EQUINE ACRES, LLC.****PHILLIP D. BERGER**, EsquireEDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2011-01034

TRACT 1:

ALL THAT CERTAIN tract of land situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks, Commonwealth of Pennsylvania, being Lot 5 of the final plan of Lands of L. Burger and R. Perry dated December 28, 1970, made by Edward B. Blumrick, registered land surveyor.

Tract 2:

AND ALSO ALL THAT CERTAIN tract of land, Situate in the Township of Buckingham, Commonwealth of Pennsylvania, being Lot 6 of the final plan of lands of L. Burger and R. Perry dated December 28, 1970 made by Edward B. Blumrick, registered land surveyor. TAX PARCEL #06-023-053 and 06-023-053-005.

PROPERTY ADDRESS: 4915 New Road, Buckingham Township, PA.

IMPROVEMENTS: DWELLING WITH APPROXIMATELY 10 ROOMS, 4 BEDROOMS, 2.5 BATHS, WITH ATTACHED 2 CAR GARAGE.

SOLD AS THE PROPERTY OF: **NANCY LOU BRANGAN.****PHILLIP D. BERGER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2011-02775

ALL THAT CERTAIN tract or parcel of land, situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of Pennsylvania on a Final Plan of "Haff Tract", as prepared by Gilmore and Associates, Inc., consulting engineers and land surveyors, 331 Butler Avenue, New Britain, Pennsylvania, dated July 31, 1984, last revised October 19, 1984 and recorded in and for the Office of the Recorder of Deeds, Bucks County, Pennsylvania, November 14, 1985 in Paln Book 224 Page 42 being Lot No. 2, less and except Parcel No. 6-4-69-8 which was conveyed by Harold N. Chubb and Jean Chubb to Gregory M. Hayes and Kerry L. Hayes on or about August 2, 2004, as shown on said plan; containing 8.61 acres of land, known as Fell Road, and being Bucks County Parcel No. 6-004-069-003.

TAX PARCEL #6-004-069-003.

PROPERTY ADDRESS: 331 Butler Avenue, New Britain, PA.

IMPROVEMENTS: VACANT LAND.

SOLD AS THE PROPERTY OF: **THE FELL GROUP, INC.****JENNIFER P. KNOX**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2011-09208

WELLS FARGO BANK, N.A. v. RAISA VULAKH owner(s) of property situate in the **TOWNSHIP OF BUCKINGHAM**, Bucks County, Pennsylvania, being 2345 South

Whittmore Street a/k/a 2345 Whittmore Street, Furlong, PA 18925-1549.

TAX PARCEL #06-070-216.

PROPERTY ADDRESS: 2345 South Whittmore Street a/k/a 2345 Whittmore Street, Furlong, PA 18925-1549.

JUDGMENT AMOUNT: \$ 460,435.99.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RAISA VULAKH.**

**PHELAN HALLINAN**

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

DOCKET #2013-08242

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and State of Pennsylvania, bounded and described according to a survey and plan thereof dated February 25, 1969, made by Weisel & Gilmore, Registered Surveyors of Doylestown, PA.

TAX PARCEL #6-23-52-1.

PROPERTY ADDRESS: 4891 New Road, Pineville, PA 18946.

IMPROVEMENTS: 3 BEDROOM MODULAR RANCHER LOCATED ON 1.05 ACRES.

SOLD AS THE PROPERTY OF: **BRIAN E. BRANGAN.**

**DON F. MARSHALL**, Esquire

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

#### DOYLESTOWN BOROUGH

DOCKET #2013-06150

WELLS FARGO BANK, N.A. v. LORETO A. CASE owner(s) of property situate in **DOYLESTOWN BOROUGH**, Bucks County, Pennsylvania being 223 Hillcrest Drive, Doylestown, PA 18901-3314.

TAX PARCEL #08-017-224.

PROPERTY ADDRESS: 223 Hillcrest Drive, Doylestown, PA 18901-3314.

JUDGMENT AMOUNT: \$ 219,167.47.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LORETO A. CASE.**

**PHELAN HALLINAN**

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

#### DOYLESTOWN TOWNSHIP

DOCKET #2012-06849

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-NC5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC5 v. WALTER SZAMBELAK, JR. A/K/A WALTER SZAMBELAK owner(s) of property situate in **DOYLESTOWN TOWNSHIP**, Bucks County, Pennsylvania, being 71 Constitution Avenue, Doylestown, PA 18901-2261.

TAX PARCEL #09-030-083.

PROPERTY ADDRESS: 71 Constitution Avenue, Doylestown, PA 18901-2261.

JUDGMENT AMOUNT: \$ 283,004.44.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WALTER SZAMBELAK, JR. A/K/A WALTER SZAMBELAK.**

**PHELAN HALLINAN**

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

DOCKET #2013-03449

WELLS FARGO BANK, N.A. v. ROBERT C. STAUDT A/K/A ROBERT STAUDT A/K/A ROBERT CHARLES STAUDT owner(s) of property situate in **DOYLESTOWN TOWNSHIP**, Bucks County, Pennsylvania, being 65 Tower Hill Road, Doylestown, PA 18901-2735.

TAX PARCEL #09-012-029.

PROPERTY ADDRESS: 65 Tower Hill Road, Doylestown, PA 18901-2735.

JUDGMENT AMOUNT: \$ 242,268.84.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT C. STAUDT A/K/A ROBERT STAUDT A/K/A ROBERT CHARLES STAUDT.**

**PHELAN HALLINAN**

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

#### DUBLIN BOROUGH

DOCKET #2013-09582

NATIONSTAR MORTGAGE, LLC v. LISA C. BAHN owner(s) of property situate in **DUBLIN BOROUGH**, Bucks County,

Pennsylvania, being 178 Elephant Road, Unit A4, Dublin, PA 18917-2207.

TAX PARCEL #10-005-001-001-0A4.

PROPERTY ADDRESS: 178 Elephant Road, Unit A4, Dublin, PA 18917-2207.

JUDGMENT AMOUNT: \$ 130,018.91.

IMPROVEMENTS: CONDOMINIUM UNIT.  
SOLD AS THE PROPERTY OF: **LISA C. BAHN.**

**PHELAN HALLINAN**

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

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### EAST ROCKHILL TOWNSHIP

DOCKET #2012-04490

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF EAST ROCKHILL**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING more fully described in a Deed dated July 1, 2005, among the land records of the County and State set forth above, in Deed Volume 4566, Page 1029.

TAX PARCEL #12-020-085.

PROPERTY ADDRESS: 321 Dell Drive, Perkasio, PA 18944-2101.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CHARLES A. BURGY IV, ANDREW S. BURGY.**

**SCOTT A. DIETTERICK**, Esquire

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

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### FALLS TOWNSHIP

DOCKET #2009-09030

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

TAX PARCEL #13-2-164.

PROPERTY ADDRESS: 229 Wyandotte Road, Fairless Hills, PA 19030.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRIAN PIUMA, NIKKI PIUMA.**

**MICHAEL T. McKEEVER**, Esquire

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

DOCKET #2012-05047

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA v. SELIME ONAL, HAMDI ONAL owner(s) of property situate in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, being 41 Willow Drive, Levittown, PA 19054-3108.

TAX PARCEL #13-025-155.

PROPERTY ADDRESS: 41 Willow Drive, Levittown, PA 19054-3108.

JUDGMENT AMOUNT: \$ 233,521.32.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SELIME ONAL, HAMDI ONAL.**

**PHELAN HALLINAN**

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

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DOCKET #2013-01877

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

TAX PARCEL #13-22-193.

PROPERTY ADDRESS: 15 Blue Spruce Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HELEN M. BECK, GERSON ALBERTO BRADFORD-CASTELLANOS.**

**MICHAEL T. McKEEVER**, Esquire

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

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DOCKET #2013-08727

ALL THAT CERTAIN lot or piece of land with the building and improvements thereon erected, situate in the **TOWNSHIP OF FALLS**, County of Bucks, Commonwealth of Pennsylvania, bounded and described according to a "Final Plan of Minor Subdivision and Land Development Made for Joseph Nickerson," made by J.G. Park and Associates dated January 3, 1979 and revised February 21, 1980, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on 11/21/1996, in Deed Book 1319 at Page 682.

TAX PARCEL #13-035-002.

PROPERTY ADDRESS: 81 Big Oak Road,  
Morrisville, PA 19067.

IMPROVEMENTS: COMMERCIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **81 BIG  
OAK ASSOCIATES, L.P.**

**RON L. WOODMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2013-09969

WELLS FARGO BANK, N.A. S/B/M TO  
WACHOVIA BANK, N.A. v. WILFREDO  
O. GONZALEZ A/K/A WILFREDO  
GONZALEZ owner(s) of property situate  
in **FALLS TOWNSHIP**, Bucks County,  
Pennsylvania, being 611 Trenton Road,  
Fairless Hills, PA 19030-2427.

TAX PARCEL #13-015-020.

PROPERTY ADDRESS: 611 Trenton Road,  
Fairless Hills, PA 19030-2427.

JUDGMENT AMOUNT: \$ 92,674.83.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **WILFREDO  
O. GONZALEZ A/K/A WILFREDO  
GONZALEZ.**

**PHELAN HALLINAN**

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

#### **HAYCOCK TOWNSHIP**

DOCKET #2010-09976

NATIONSTAR MORTGAGE, LLC v. A.  
DIANE GAUTHIER A/K/A ALICE DIANE  
W. GAUTHIER owner(s) of property situate  
in the **TOWNSHIP OF HAYCOCK**, Bucks  
County, Pennsylvania, being 929 Bridge Way,  
a/k/a 929 Bridgeway, Quakertown, PA 18951-  
5928.

TAX PARCEL #14.006-037, 14.006-038.

PROPERTY ADDRESS: 929 Bridge Way,  
a/k/a 929 Bridgeway, Quakertown, PA 18951-  
5928.

JUDGMENT AMOUNT: \$ 208,638.85.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **A. DIANE  
GAUTHIER A/K/A ALICE DIANE W.  
GAUTHIER.**

**PHELAN HALLINAN**

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

DOCKET #2013-09045

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

TAX PARCEL #14-7-133-1.

PROPERTY ADDRESS: 658 Deerwood Lane,  
Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRENDA P.  
NIEVES.**

**MICHAEL T. McKEEVER**, Esquire

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

#### **HILLTOWN TOWNSHIP**

DOCKET #2013-01600

ALL THAT CERTAIN tract or parcel located  
in the **TOWNSHIP OF HILLTOWN**, County  
of Bucks, Commonwealth of Pennsylvania,  
more particularly bounded and described as  
follows, to wit

TAX PARCEL #15-029-019-012.

PROPERTY ADDRESS: 909 Blooming Glen  
Road, Perkasio, PA 18944-2728.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **STEVEN C.  
LOVELL.**

**GREGORY JAVARDIAN**, Esquire

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

DOCKET #2013-10119

ALL THAT CERTAIN lot of land situate in  
**HILLTOWN TOWNSHIP**, Bucks County,  
Pennsylvania: Being known as 45 Centennial  
Ridge, (Hilltown Township), Telford, PA  
18969.

TAX PARCEL #15-003-008-045.

PROPERTY ADDRESS: 45 Centennial Ridge,  
(Hilltown Township), Telford, PA 18969.

IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.

SOLD AS THE PROPERTY OF: **JASON  
WARREN.**

**MARK J. UDREN**, Esquire

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

#### **LOWER MAKEFIELD TOWNSHIP**

DOCKET #2008-06203

ALL THAT CERTAIN lot or piece of ground,  
situate in the **TOWNSHIP OF LOWER**

**MAKEFIELD**, County of Bucks, and Commonwealth of Pennsylvania.  
 TAX PARCEL #20-055-011.  
 PROPERTY ADDRESS: 1121 Roelofs Road, Yardley, PA 19067.  
 IMPROVEMENTS: RESIDENTIAL REAL ESTATE.  
 SOLD AS THE PROPERTY OF: **MINOO DIBAI, NICK DIBAI.**  
**ANDREW J. MARLEY**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2010-03042  
 CITIMAE, INC. v. JOSEPH W. PRINCE, BETTY JO PRINCE A/K/A BETTY JO FIORELLO owner(s) of property situate in the **TOWNSHIP OF LOWER MAKEFIELD**, Bucks County, Pennsylvania, being 778 Mill Road, Yardley, PA 19067-4500.  
 TAX PARCEL #20-061-050.  
 PROPERTY ADDRESS: 778 Mill Road, Yardley, PA 19067-4500.  
 JUDGMENT AMOUNT: \$ 245,415.32.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **JOSEPH W. PRINCE, BETTY JO PRINCE A/K/A BETTY JO FIORELLO.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2012-03585  
 ALL THAT CERTAIN lot or piece of ground situate in **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks, and Commonwealth of Pennsylvania.  
 TAX PARCEL #20-034-005.  
 PROPERTY ADDRESS: 441 Stony Hill Road, Yardley, PA 19067.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **TANWIR HAQUE.**  
**ROBERT W. WILLIAMS**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2013-06380  
 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. STEVEN H. WEISS A/K/A STEVEN WEISS owner(s) of property situate in **LOWER MAKEFIELD TOWNSHIP**, Bucks County, Pennsylvania, being 504 Kings Road, Yardley, PA 19067-4648.

TAX PARCEL #20-039-250.  
 PROPERTY ADDRESS: 504 Kings Road, Yardley, PA 19067-4648.  
 JUDGMENT AMOUNT: \$ 198,053.95.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **STEVEN H. WEISS A/K/A STEVEN WEISS.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2013-07430  
 ALL THAT CERTAIN lot or tract of land situate in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks, Commonwealth of Pennsylvania.  
 TAX PARCEL #20-060-246.  
 PROPERTY ADDRESS: 278 Cinnabar Lane, Yardley, PA 19067.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **HOWELL T. ANDERSON, JENNIFER C. ANDERSON.**  
**GREGORY JAVARDIAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

#### **LOWER SOUTHAMPTON TOWNSHIP**

DOCKET #2013-04125  
 ALL THAT CERTAIN lot or piece of ground situate in **LOWER SOUTHAMPTON TOWNSHIP**, County of Bucks, and Commonwealth of Pennsylvania.  
 TAX PARCEL #21-020-040.  
 PROPERTY ADDRESS: 1841 Meadowbrook Road, Feasterville, PA 19053.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **ROSE MARIE TESTA.**  
**ROBERT W. WILLIAMS**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2013-06769  
 ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks and State of Pennsylvania.  
 TAX PARCEL #21-011-039-003.  
 PROPERTY ADDRESS: 39 Heights Lane, Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **PATRICIA HIRSCH.**

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

DOCKET #2013-08414

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

TAX PARCEL #21-7-160-12.

PROPERTY ADDRESS: 1220 Heritage Circle, Feasterville, PA 19053.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **VLADIMIR KONSTANTINOVSKY, EVGENIA ZASLAVSKY.**

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

DOCKET #2013-08598

ALL THAT CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, being Lots 1908, 1909 and 1910 on Plan of Lots of I. Rightley Clayton, said plan recorded Plan Book 1 Page 93, situated in **LOWER SOUTHAMPTON TOWNSHIP**, County of Bucks.

TAX PARCEL #21-035-137.

PROPERTY ADDRESS: 1304 Neshaminy Avenue, Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2013-08782

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

TAX PARCEL #21-011-149.

PROPERTY ADDRESS: 405 Heights Lane, Feasterville, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEITH GOODMAN, DENISE GOODMAN.**

**ROBERT W. WILLIAMS**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2013-09332

WELLS FARGO BANK, N.A. v. TINA YATES, PHILLIP YATES owner(s) of property situate in **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 1922 Scott Street, Feasterville Trevose, PA 19053-3445.

TAX PARCEL #21-023-048.

PROPERTY ADDRESS: 1922 Scott Street, Feasterville Trevose, PA 19053-3445.

JUDGMENT AMOUNT: \$ 221,365.28.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TINA YATES, PHILLIP YATES.**

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

MIDDLETOWN TOWNSHIP

DOCKET #2009-05342-30-1

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

TAX PARCEL #22-45-424.

PROPERTY ADDRESS: 49 Deep Dale Drive, W. Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARA IRIZARRY AND BENJAMIN IRIZARRY.**

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

DOCKET #2009-10082

WELLS FARGO BANK, NA v. JOHN A. SCHICKLING, HELEN K. SCHICKLING owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania.

TAX PARCEL #22-21-76-23.

PROPERTY ADDRESS: 623 Saint James Court, Langhorne, PA 19047-1619.

JUDGMENT AMOUNT: \$ 492,198.46.

IMPROVEMENTS: RESIDENTIAL PROPERTY.



SOLD AS THE PROPERTY OF: **JOHN A. SCHICKLING, HELEN K. SHICKLING. PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2010-07301  
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE AND U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CO-TRUSTEE FOR GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1 v. STEPHANIE A. POPE A/K/A STEPHANIE POPE, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF EDNA MIDDLETON A/K/A EDNA PEARL POPE MIDDLETON owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania.  
TAX PARCEL #22-49-175.  
PROPERTY ADDRESS: 39 Shellflower Road a/k/a 39 Shellflower Lane, Levittown, PA 19056-1707.  
JUDGMENT AMOUNT: \$ 157,714.73.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **STEPHANIE A. POPE A/K/A STEPHANIE POPE, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF EDNA MIDDLETON A/K/A EDNA PEARL POPE MIDDLETON.**  
**PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2011-04823  
ALL THAT CERTAIN lot or piece of ground, situate in **MIDDLETOWN TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania.  
TAX PARCEL #22-015-006-008.  
PROPERTY ADDRESS: 2112 Old Lincoln Highway, Township of Middletown, PA 19047.  
IMPROVEMENTS: DETACHED ONE STORY SINGLE FAMILY RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **JAMES P. JEFFREY A/K/A JAMES P. JEFFERY. BARBARA A. FEIN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-05900  
DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE, SERIES 2006-QS17 v. FRANK J. ENGELMANN, ELAINE P. ENGELMANN, owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks and Commonwealth of Pennsylvania.  
TAX PARCEL #22-62-80.  
PROPERTY ADDRESS: 81 Curry Hill Road, Levittown, PA 19057-1722.  
JUDGMENT AMOUNT: \$ 225,483.03.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **FRANK J. ENGELMANN, ELAINE P. ENGELMANN.**  
**PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-08432  
WELLS FARGO BANK, N.A. v. RANDY FLUCK, SONDRAM. FOLWEILER owner(s) of property situate in **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania.  
TAX PARCEL #22-013-194.  
PROPERTY ADDRESS: 1294 Arbutus Avenue, Langhorne, PA 19047-3134.  
JUDGMENT AMOUNT: \$ 212,182.50.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **RANDY FLUCK, SONDRAM. FOLWEILER.**  
**PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2013-04501  
ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon located in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks and Commonwealth of Pennsylvania.  
TAX PARCEL #22-62-276.  
PROPERTY ADDRESS: 92 Cobalt Cross Road, Levittown, PA 19057.  
IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **NICHOLE CLINTON, DUSTIN J. CLINTON. MICHAEL T. McKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2013-08127

WELLS FARGO BANK, NA v. GEORGE W. PETO, III A/K/A GEORGE WILLIAM PETO, III, owner(s) of property situate in **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #22-073-189.

PROPERTY ADDRESS: 14 Branford Way, Langhorne, PA 19047-1514.

JUDGMENT AMOUNT: \$ 338,807.30.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GEORGE W. PETO, III A/K/A GEORGE WILLIAM PETO, III.**

**PHELAN HALLINAN**

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

## DOCKET #2013-08823

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M CHASE HOME FINANCE LLC v. ALEXANDER RONGIONE, THERESA M. RONGIONE A/K/A THERESA RONGIONE, GENEVIEVE DUGGAN owner(s) of the property situate in **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #22-033-139.

PROPERTY ADDRESS: 650 Highpointe Circle, Langhorne, PA 19047-5159.

JUDGMENT AMOUNT: \$414,079.23.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ALEXANDER RONGIONE, THERESA M. RONGIONE A/K/A THERESA RONGIONE, GENEVIEVE DUGGAN.**

**PHELAN HALLINAN**

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

**NEW BRITAIN BOROUGH**

## DOCKET #2011-07053

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

TAX PARCEL #25-002-198.

PROPERTY ADDRESS: 11 Mohawk Road (New Britain Borough), Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **CYNTHIA FITZMARTIN, THOMAS FITZMARTIN. MARK J. UDREN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**NEW BRITAIN TOWNSHIP**

## DOCKET #2013-02738

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the **TOWNSHIP OF NEW BRITAIN**, County of Bucks, Commonwealth of Pennsylvania, as shown on Subdivision Plan of : "The Highland" made by A. W. Martin Associates, Inc., Consulting Engineers, dated April 9, 1975 and last revised August 1, 1975 and recorded in Bucks County in Plan Book 138 Page 16-A and 16-B being known and designated as Lot Number 47 on said Plan, also known as 57 Applecross Circle, Chalfont, Pennsylvania.

TAX PARCEL #26-007-278.

PROPERTY ADDRESS: 57 Applecross Circle, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHERLYNNE NEWMAN.**

**BRADLEY J. OSBORNE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2013-04990

ALL THAT CERTAIN parcel of land lying and being situate in the **TOWNSHIP OF NEW BRITAIN**, County of Bucks and Commonwealth of Pennsylvania, bounded and described as follows: Being more fully described in a Deed dated September 3, 2010, among the land records of the County and State set forth above, in Deed Volume 6506, Page 322.

TAX PARCEL #26-007-499.

PROPERTY ADDRESS: 108 Galway Circle, Chalfont, PA 18914, Township of New Britain.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL LUTHER A/K/A MICHAEL J. LUTHER, MICHAEL McNAIR.**

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

**NEWTOWN TOWNSHIP**

DOCKET #2009-04859-26-1

THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, AS TRUSTEE,  
FOR THE CERTIFICATEHOLDERS  
CWALT, INC., ALTERNATIVE LOAN  
TRUST, 2007-24 MORTGAGE PASS  
THROUGH CERTIFICATES, SERIES 2007-  
24 v. EUN YOUNG SHIN A/K/A EUN Y.  
SHIN owner(s) of property situate in the  
**TOWNSHIP OF NEWTOWN**, Bucks  
County, Pennsylvania.

TAX PARCEL #29-006-210.

PROPERTY ADDRESS: 23 Alyssa Drive,  
Newtown, PA 18940-1341.

JUDGMENT AMOUNT: \$ 550,475.88.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **EUN  
YOUNG SHIN A/K/A EUN Y. SHIN.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**NOCKAMIXON TOWNSHIP**

DOCKET #2013-00149

ALL THAT CERTAIN lot or piece of  
ground with the buildings and improvements  
thereon erected, situate in the **TOWNSHIP  
OF NOCKAMIXON**, County of Bucks,  
Commonwealth of Pennsylvania, filed in the  
Office of the Recorder of Deeds of Bucks  
County, Pennsylvania on 7/7/2006 in Land  
Record Book 5014 at Page 006.

TAX PARCEL #30-011-120.

PROPERTY ADDRESS: 8882 Easton Rd.,  
Nockamixon Township, Pennsylvania.

IMPROVEMENTS: 1.2 ACRE LOT WITH  
2 BEDROOMS, 1 BATH (792 SQ. FT.)  
SINGLE FAMILY HOME AND GARAGE.

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

**DAVID E. STERN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-03601

JPMORGAN CHASE BANK, N.A. S/B/M  
TO CHASE HOME FINANCE, LLC v. GARY  
FOCHT, THE COMMONWEALTH OF  
PENNSYLVANIA owner(s) of property situate  
in the **TOWNSHIP OF NOCKAMIXON**,  
Bucks County, Pennsylvania.

TAX PARCEL #30-006-025.

PROPERTY ADDRESS: 31 Haycock Drive,  
Kintnersville, PA 18930-9626.

JUDGMENT AMOUNT: \$ 173,159.42.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **GARY  
FOCHT, THE COMMONWEALTH OF  
PENNSYLVANIA.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-10003

WELLS FARGO BANK, N.A. v. CHELSEA  
M. SUSZKO, DANIEL R. SUSZKO, owner(s)  
of property situate in **NOCKAMIXON  
TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #30-011-074-003.

PROPERTY ADDRESS: 4165 Durham Road,  
Ottsville, PA 18942-9671.

JUDGMENT AMOUNT: \$204,444.20.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **CHELSEA  
M. SUSKZO, DANIEL R. SUSZKO.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**NORTHAMPTON TOWNSHIP**

DOCKET #2010-07494

ALL THAT CERTAIN lot or piece of  
ground SITUATE in **NORTHAMPTON  
TOWNSHIP**, Bucks County, Pennsylvania an  
described according to a Certain Plan thereof  
known as Final Plan of "Hillcrestshire" Section  
Number 4 made by Tri-State Engineers and  
Land Surveyors, dated February 6, 1970 and  
revised June 3, 1970 said Plan being recorded  
in the Office of the Recorder of Deeds for  
Bucks County at Doylestown, Pennsylvania in  
Plan Book 78 page 12 as follows to wit: Being  
Lot Number 128 on the above mentioned  
Plan. Being the same premises which Alan L.  
Brown and Lynda Mc. Brown by Deed dated  
October 29, 1999 granted and conveyed unto  
Patricia L. Hrusko, in fee.

TAX PARCEL #31-33-126.

PROPERTY ADDRESS: 229 E. Heron Rd.  
aka 229 Heron Place aka 229 E. Heron St.,  
Hollan, PA 18966.

IMPROVEMENTS: SPLIT LEVEL  
DWELLING W/3 BEDROOMS, 2 FULL  
BATHS & 1 HALF-BATH.

SOLD AS THE PROPERTY OF: **STEVEN M. HRUSKO, AS EXECUTOR OF THE ESTATE OF PATRICIA L. HRUSKO.**

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

DOCKET #2013-08113

WELLS FARGO BANK, NA v. ROBERT F. McLAUGHLIN A/K/A ROBERT FRANCIS McLAUGHLIN, owner(s) of property situate in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #31-065-075, 31-065-075.001.

PROPERTY ADDRESS: 2151 Bromley Common, Southampton, PA 18966-2931.

JUDGMENT AMOUNT: \$ 259,904.58.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT F. McLAUGHLIN A/K/A ROBERT FRANCIS McLAUGHLIN.**

**PHELAN HALLINAN**

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

DOCKET #2013-09096

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

TAX PARCEL #21-25-160.

PROPERTY ADDRESS: 751 Bridgeview Road, Feasterville, PA.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **GISELA R. PRIETO, UNITED STATES OF AMERICA, DEPT. OF TREASURY INTERNAL REVENUE SERVICE.**

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

#### PERKASIE BOROUGH

DOCKET #2010-13113

ALL THAT CERTAIN parcel of land lying and being situate in the **BOROUGH OF PERKASIE**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows: Being more fully described in a Deed dated April 30, 2008, among the land records of the County and State set forth above, in Deed Volume 5805, Page 306.

TAX PARCEL #33-006-308.

PROPERTY ADDRESS: 711 North 5th Street, Perkasio, PA 18944.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **HORACE B. RISSMILLER, MARIAN J. CAMPBELL, KIMBERLY KATURAN.**

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

DOCKET #2013-02404

WELLS FARGO BANK, N.A. v. CAROL A. REHRIG, IN HER CAPACITY AS HEIR OF ETHEL I. WEIGHNECHT, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ETHEL L. WEIGHKNECHT, DECEASED owner(s) of property situate in **PERKASIE BOROUGH**, Bucks County, Pennsylvania, being 111 North Third Street, Perkasio, PA 18944-1803.

TAX PARCEL #33-010-044.

PROPERTY ADDRESS: 111 North Third Street, Perkasio, PA 18944-1803.

JUDGMENT AMOUNT: \$ 114,712.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CAROL A. REHRIG, IN HER CAPACITY AS HEIR OF ETHEL I. WEIGHNECHT, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ETHEL L. WEIGHKNECHT, DECEASED.**

**PHELAN HALLINAN**

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

#### PLUMSTEAD TOWNSHIP

DOCKET #2013-06752

PHH MORTGAGE CORPORATION v. JACLYN ALBA A/K/A JACLYN WINSOR, DAVID WINSOR A/K/A DAVID G. WINSOR owner(s) of property situate in **PLUMSTEAD TOWNSHIP**, Bucks County, Pennsylvania, being 4101 Captain Molly Circle, Doylestown, PA 18902-9044.

TAX PARCEL #34-049-068-093.  
 PROPERTY ADDRESS: 4101 Captain Molly Circle, Doylestown, PA 18902-9044.  
 JUDGMENT AMOUNT: \$ 229,328.74.  
 IMPROVEMENTS: CONDOMINIUM UNIT.  
 SOLD AS THE PROPERTY OF: **JACLYN ALBA A/K/A JACLYN WINSOR, DAVID WINSOR A/K/A DAVID G. WINSOR.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2013-08434  
 CALIBER HOME LOANS, INC. v. JOHN J. PATTERSON, JR., JENNIFER PATTERSON A/K/A JENNIFER LIVEZEY owner(s) of property situate in the **PLUMSTEAD TOWNSHIP**, Bucks County, Pennsylvania, being 3801 Swetland Drive, Doylestown, PA 18902-9078.  
 TAX PARCEL #34-052-045.  
 PROPERTY ADDRESS: 3801 Swetland Drive, Doylestown, PA 18902-9078.  
 JUDGMENT AMOUNT: \$ 141,223.51.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **JOHN J. PATTERSON, JR., JENNIFER PATTERSON A/K/A JENNIFER LIVEZEY.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

### QUAKERTOWN BOROUGH

DOCKET #2012-00271  
 BANK OF AMERICA, N.A. v. KIMBERLY S. CHRISTISEN, JOSHUA J. CHRISTISEN owner(s) of property situate in the **QUAKERTOWN BOROUGH**, Bucks County, Pennsylvania, being 56 Braithwaite Lane, Quakertown, PA 18951-1005.  
 TAX PARCEL #35-2-209.  
 PROPERTY ADDRESS: 56 Braithwaite Lane, Quakertown, PA 18951-1005.  
 JUDGMENT AMOUNT: \$ 136,773.15.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **KIMBERLY S. CHRISTISEN, JOSHUA J. CHRISTISEN.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2013-02513  
 HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES, INC., MORTGAGE LOAN TRUST, SERIES 2003-4XS v. KEVIN L. WOOMER owner(s) of property situate in the **QUAKERTOWN BOROUGH**, Bucks County, Pennsylvania, being 4 Fairway Court, Quakertown, PA 18951-5035.  
 TAX PARCEL #35-001-008-027.  
 PROPERTY ADDRESS: 4 Fairway Court, Quakertown, PA 18951-5035.  
 JUDGMENT AMOUNT: \$ 192,316.74.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **KEVIN L. WOOMER.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2013-09862  
 WELLS FARGO BANK, N.A. v. SHEENA A. CARP, MICHAEL D. MEISNER owner(s) of property situate in **QUAKERTOWN BOROUGH**, 4<sup>th</sup> Ward, Bucks County, Pennsylvania, being 155 South 9th Street a/k/a 155 South Ninth Street, Quakertown, PA 18951-1501.  
 TAX PARCEL #35-004-369.  
 PROPERTY ADDRESS: 155 South 9th Street a/k/a 155 South Ninth Street, Quakertown, PA 18951-1501.  
 JUDGMENT AMOUNT: \$ 230,900.26.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **SHEENA A. CARP, MICHAEL D. MEISNER.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

### RICHLAND TOWNSHIP

DOCKET #2010-11383  
 ALL THAT CERTAIN lot of land situate in **RICHLAND TWP.**, Bucks County, Pennsylvania: Being known as 115 Trumbauersville Road, Quakertown, PA 18951.  
 TAX PARCEL #36-021-095-002.  
 PROPERTY ADDRESS: 115 Trumbauersville Road, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **ANGELINA INGRASSIA, TODD ZIESENISS.**

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

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DOCKET #2012-05817

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

TAX PARCEL #36-032-124.

PROPERTY ADDRESS: 1127 Virginia Way, Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID SNIDER, JEAN M. SNIDER, THE UNITED STATES OF AMERICA.**

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

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DOCKET #2013-08028

SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK, N.A. v. RAYMOND E. KELLY A/K/A RAYMOND KELLY, JESSICA M. KELLY A/K/A JESSICA KELLY A/K/A JESSICA MARIE KELLY owner(s) of property situate in **RICHLAND TOWNSHIP**, Bucks County, Pennsylvania, being 129 East Paletown Road, Quakertown, PA 18951-2828.

TAX PARCEL #36-039-070.

PROPERTY ADDRESS: 129 East Paletown Road, Quakertown, PA 18951-2828.

JUDGMENT AMOUNT: \$ 214,753.05.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RAYMOND E. KELLY A/K/A RAYMOND KELLY, JESSICA M. KELLY A/K/A JESSICA KELLY A/K/A JESSICA MARIE KELLY.**

**PHELAN HALLINAN**

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

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DOCKET #2013-09477

CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST, SERIES 2012-18 v. STEVEN E. OZKOWSKI owner(s) of property situate in **RICHLAND**

**TOWNSHIP**, Bucks County, Pennsylvania, being 101 Laurel Court, Quakertown, PA 18951-2763.

TAX PARCEL #36-025-121.

PROPERTY ADDRESS: 101 Laurel Court, Quakertown, PA 18951-2763.

JUDGMENT AMOUNT: \$ 134,676.47.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEVEN E. OZKOWSKI.**

**PHELAN HALLINAN**

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

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### SELLERSVILLE BOROUGH

DOCKET #2013-06328

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

TAX PARCEL #39-003-328.

PROPERTY ADDRESS: 538 Newbury Court, Sellersville, PA 18960.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GREGORY A. DIMECH.**

**TERRENCE J. McCABE**

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

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### SOUTHAMPTON TOWNSHIP

DOCKET #2010-08379

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. ALEKSANDR NETREBOV, VICTORIA LUNGIN owner(s) of property situate in the **TOWNSHIP OF SOUTHAMPTON**, Bucks County, Pennsylvania, being 2840 Creek Road, Feasterville Trevose, PA 19053-3220.

TAX PARCEL #21-034-199.

PROPERTY ADDRESS: 2840 Creek Road, Feasterville Trevose, PA 19053-3220.

JUDGMENT AMOUNT: \$ 378,405.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ALEKSANDR NETREBOV, VICTORIA LUNGIN.**

**PHELAN HALLINAN**

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



**SPRINGFIELD TOWNSHIP**

DOCKET #2013-00124

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF SPRINGFIELD**, County of Bucks, Commonwealth of Pennsylvania, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on 12/13/2006 in Land Record Book 5211 at Page 1928.

TAX PARCEL #42-021-025-001.

PROPERTY ADDRESS: 2763 Township Rd., Springfield Township, Pennsylvania.

IMPROVEMENTS: 3.57 ACRE LOT W/4 BEDROOMS, 2 1/2 BATH, SINGLE FAMILY HOME AND 2 CAR GARAGE.

SOLD AS THE PROPERTY OF: **ALLAN J. NOWICKI, JONATHAN A. NOWICKI.****DAVID E. STERN**, EsquireEDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2013-04262

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

TAX PARCEL #42-4-52-1.

PROPERTY ADDRESS: 1642 Route 309, Quakertown, PA 18951.

IMPROVEMENTS: COMMERCIAL – INDUSTRIAL BLDG. 66,362 S/F.

SOLD AS THE PROPERTY OF: **THOMAS COCHRANE, KAREN COCHRANE.****JOHN C. KILGANNON**, EsquireEDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA**TELFORD BOROUGH**

DOCKET #2010-07970

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION v. **RACHAEL D. DANIELS, DOMENICA L. LANDES** owner(s) of property situate in the **BOROUGH OF TELFORD**, Bucks County, Pennsylvania, being 531 Township Line Road, Telford, PA 18969-1811.

TAX PARCEL #43-005-002-001.

PROPERTY ADDRESS: 531 Township Line Road, Telford, PA 18969-1811.

JUDGMENT AMOUNT: \$ 255,894.21.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RACHAEL D. DANIELS, DOMENICA L. LANDES.****PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-06490

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC10, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OC10 v. **JOHN J. MERRICK** owner(s) or property situate in the **BOROUGH OF TELFORD**, Bucks County, Pennsylvania, being 505 South Main Street a/k/a 505 Main Street, Telford, PA 18969-1807.

TAX PARCEL #43-002-091-002.

PROPERTY ADDRESS: 505 South Main Street a/k/a 505 Main Street, Telford, PA 18969-1807.

JUDGMENT AMOUNT: \$ 216,101.33.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN J. MERRICK.****PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**TINICUM TOWNSHIP**

DOCKET #2012-06125

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

TAX PARCEL #44-014-101.

PROPERTY ADDRESS: 145 East Dark Hollow Road, Pipersville, PA 18947.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SUSAN NANCY BADAME, ERIC D. SWANHART.****MICHAEL McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-00064

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

erected, situate in the **TOWNSHIP OF TINICUM**, County of Bucks, Commonwealth of Pennsylvania, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on 7/18/2008 in Land Record Book 5860 at Page 1147.

TAX PARCEL #44-001-023-002.

PROPERTY ADDRESS: 7693 Easton Road, Tinicum Township, Pennsylvania.

IMPROVEMENTS: APPROX. 1.5 ACRE COMMERCIAL PROPERTY W/GAS STATION/MINI MART.

SOLD AS THE PROPERTY OF: **C STORE, LLC.**

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

DOCKET #2013-00150

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF TINICUM**, County of Bucks, Commonwealth of Pennsylvania, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on 12/2/2005 in Land Record Book 4737 at Page 2099.

TAX PARCEL #44-006-092.

PROPERTY ADDRESS: 69 Swamp Creek Rd., Tinicum Township, PA.

IMPROVEMENTS: 3.3 ACRE LOT WITH ONE BEDROOM, 1 BATH, SINGLE FAMILY.

SOLD AS THE PROPERTY OF: **ALLAN J. NOWICKI.**

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

DOCKET #2013-08675

WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC. v. CAROLE GROSS, DWAYNE E. GROSS A/K/A DWAYNE GROSS owner(s) of property situate in **TINICUM TOWNSHIP**, Bucks County, Pennsylvania, being 40 McCann Drive, Ottsville, PA 18942-1767.

TAX PARCEL #44-014-010-003.

PROPERTY ADDRESS: 40 McCann Drive, Ottsville, PA 18942-1767.

JUDGMENT AMOUNT: \$ 62,006.59.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CAROLE GROSS, DWAYNE E. GROSS A/K/A DWAYNE GROSS.**

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

#### UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2011-11139

WELLS FARGO BANK, N.A. v. ROSS RABELOW, MADELEINE RABELOW owner(s) of property situate in the **TOWNSHIP OF UPPER SOUTHAMPTON**, Bucks County, Pennsylvania, being 549 Jason Drive, Southampton, PA 18966-4059.

TAX PARCEL #48-024-049-031.

PROPERTY ADDRESS: 549 Jason Drive, Southampton, PA 18966-4059.

JUDGMENT AMOUNT: \$ 347,025.91.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROSS RABELOW, MADELEINE RABELOW.**

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

DOCKET #2012-07098

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA v. ANTHONY KODOR, OLGA KODOR owner(s) of property situate in the **TOWNSHIP OF UPPER SOUTHAMPTON**, County of Bucks and state of Pennsylvania, being 1725 McNelis Drive, Southampton, PA 18966-4051.

TAX PARCEL #48-25-203.

PROPERTY ADDRESS: 1725 McNelis Drive, Southampton, PA 18966-4051.

JUDGMENT AMOUNT: \$ 234,403.94.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANTHONY KODOR, OLGA KODOR.**

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

## DOCKET #2013-01497

ALL THAT CERTAIN lot of land situate in **TOWNSHIP OF UPPERSOUTHAMPTON**, Bucks County, Pennsylvania: Being known as 38 Princeton Road, Huntingdon Valley, PA 19006.

TAX PARCEL #48-15-34.

PROPERTY ADDRESS: 38 Princeton Road, Huntingdon Valley, PA 19006.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTIE MOORE A/K/A CHRISTIE MILLER, LOUIS D. MOORE.**

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

**WARMINSTER TOWNSHIP**

## DOCKET #2011-05387

CITIMORTGAGE, INC. v. CHARLES HORN, VERONICA HORN owner(s) of property situate in the **TOWNSHIP OF WARMINSTER**, Bucks County, Pennsylvania, being 734 Pelham Avenue, Warminster, PA 18974-2508.

TAX PARCEL #49-040-221.

PROPERTY ADDRESS: 734 Pelham Avenue, Warminster, PA 18974-2508.

JUDGMENT AMOUNT: \$ 381,874.08.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES HORN, VERONICA HORN.**

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

## DOCKET #2013-01465

ALL THAT CERTAIN parcel of land lying and being situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows: Being more fully described in a Deed dated March 2, 2000, among the land records of the County and State set forth above, in Deed Volume 2026, Page 0146.

TAX PARCEL #49-040-179.

PROPERTY ADDRESS: 735 Saint Davids Avenue a/k/a St. David's Avenue, Warminster, PA 18974-2512.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **PAMELA J. VOLLMAR-CALDWELL, ROBERT M. CALDWELL A/K/A ROBERT CALDWELL.**

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

## DOCKET #2013-03457

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

TAX PARCEL #49-3-7-719.

PROPERTY ADDRESS: 1575 West Street Road, Unit 719, Warminster, PA 18974.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JONATHAN CANDELARIA.**

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

## DOCKET #2013-03477

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. **MICHAEL KEEBLER, CHIARA OLIVER** owner(s) of property situate in the **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, being 796 Cypress Road, Warminster, PA 18974-4361.

TAX PARCEL #49-011-185.

PROPERTY ADDRESS: 796 Cypress Road, Warminster, PA 18974-4361.

JUDGMENT AMOUNT: \$ 258,866.65.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL KEEBLER, CHIARA OLIVER.**

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

## DOCKET #2013-03770

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

TAX PARCEL #49-002-002.

PROPERTY ADDRESS: 1599 West County Line Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **MILTON GUZMAN, BERNADINA GUZMAN.**  
**ANDRE J. MARLEY**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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**WARRINGTON TOWNSHIP**

DOCKET #2012-03457  
 BANK OF AMERICA, N.A., SUCCESSOR  
 BY MERGER TO BAC HOME LOANS  
 SERVICING, LP FKA COUNTRYWIDE  
 HOME LOANS SERVICING LP v.  
 MARC R. RATCLIFFE, BARBARA A.  
 OTTEY owner(s) of property situate in the  
**TOWNSHIP OF WARRINGTON**, Bucks  
 County, Pennsylvania, being 696 Griffiths  
 Road, Warrington, PA 18976-2031.  
 TAX PARCEL #50-024-021-001.  
 PROPERTY ADDRESS: 696 Griffiths Road,  
 Warrington, PA 18976-2031.  
 JUDGMENT AMOUNT: \$ 329,535.87.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **MARC R.  
 RATCLIFFE, BARBARA A. OTTEY.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2013-04794  
 FANNIE MAE ("FEDERAL NATIONAL  
 MORTGAGE ASSOCIATION") v.  
 WILLIAM LIVEZEY, HOLLY BROWN  
 LIVEZEY owner(s) of property situate in  
 the **WARRINGTON TOWNSHIP**, Bucks  
 County, Pennsylvania, being 3602 Greenwood  
 Terrace, Chalfont, PA 18914-3404.  
 TAX PARCEL #50-048-002.  
 PROPERTY ADDRESS: 3602 Greenwood  
 Terrace, Chalfont, PA 18914-3404.  
 JUDGMENT AMOUNT: \$ 222,080.03.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **WILLIAM  
 LIVEZEY, HOLLY BROWN LIVEZEY.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2013-06878  
 WELLS FARGO BANK, N.A. v.  
 CHRISTOPHER PIO owner(s) of property  
 situate in **WARRINGTON TOWNSHIP**,  
 Bucks County, Pennsylvania, being 394

Redbud Court, Warrington, PA 18976-2620.  
 TAX PARCEL #50-035-187-039-394.  
 PROPERTY ADDRESS: 394 Redbud Court,  
 Warrington, PA 18976-2620.  
 JUDGMENT AMOUNT: \$ 127,589.32.  
 IMPROVEMENTS: CONDOMINIUM UNIT.  
 SOLD AS THE PROPERTY OF:  
**CHRISTOPHER PIO.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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**WARWICK TOWNSHIP**

DOCKET #2011-09224  
 ALL THAT CERTAIN lot or place of ground  
 together with the buildings and improvements  
 thereon erected, situate in the **TOWNSHIP  
 OF WARWICK**, County of Bucks,  
 Commonwealth of Pennsylvania.  
 TAX PARCEL #51-28-1.  
 PROPERTY ADDRESS: 2710 Fallow Hill  
 Lane, Jamison, PA 18929.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **IMRANA  
 ALI AND MOHAMMED A. ALI.**  
**TERRENCE J. McCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2013-02333  
 ALL THAT CERTAIN lot or piece of ground  
 situate in the **TOWNSHIP OF WARWICK**,  
 County of Bucks, Commonwealth of  
 Pennsylvania.  
 TAX PARCEL #51-014-341.  
 PROPERTY ADDRESS: 1514 Tarleton Place,  
 Warminster, PA 18974.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **RHONDA  
 M. O'NEILL.**  
**ALEXANDRIA CARR**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2013-04065  
 CALIBER HOME LOANS, INC. v. KERRY  
 S. REEVES owner(s) of property situate in  
 the **TOWNSHIP OF WARWICK**, County  
 of Bucks, Commonwealth of Pennsylvania,  
 being 2622 Virginia Lane, Jamison, PA  
 18929-1781.  
 TAX PARCEL #51-028-105.

PROPERTY ADDRESS: 2622 Virginia Lane,  
Jamison, PA 18929-1781.

JUDGMENT AMOUNT: \$ 254,669.21.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **KERRY S.  
REEVES.**

**PHELAN HALLINAN**

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

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**WRIGHTSTOWN TOWNSHIP**

DOCKET #2009-05997

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

TAX PARCEL #53-002-106-010.

PROPERTY ADDRESS: 132 Parson Lane  
a/k/a 132 Parsons Lane, Wrightstown, PA  
18940.

IMPROVEMENTS: RESIDENTIAL REAL  
ESTATE.

SOLD AS THE PROPERTY OF: **ROBERT J.  
PETERSON.**

**ANDREW J. MARLEY**, 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.

Apr. 17, 24; May 1

**Change of Name**

IN THE COURT OF COMMON

PLEAS OF BUCKS COUNTY

CIVIL ACTION – LAW

NO. 2014-01233

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 **JULIA  
ILIEVA DOVER** to **GANKA ILIEVA  
DOVER.**

The Court has fixed the 22 day of April,  
2014 at 10:00 A.M. in Courtroom No. 3,  
Bucks County Courthouse, Doylestown,  
Pennsylvania, as the time and place for the  
hearing of said Petitioner, when and where  
all persons interested may appear and show  
cause, if any they have, why the prayer of said  
Petition should not be granted.

Apr. 17

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IN THE COURT OF COMMON

PLEAS OF BUCKS COUNTY

CIVIL ACTION – LAW

NO. 2014-01717

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 **JUSTIN  
NOEL PANTOJAS** to **JUSTIN NOEL  
MORRIS.**

The Court has fixed the 22 day of April,  
2014 at 10:00 a.m. in Courtroom No. 3,  
Bucks County Courthouse, Doylestown,  
Pennsylvania, as the time and place for the  
hearing of said Petitioner, when and where  
all persons interested may appear and show  
cause, if any they have, why the prayer of said  
Petition should not be granted.

Apr. 17

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2014-01746 (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 **AMY LOUISE VILE** to **AMY LOUISE MARSHALL**.

The Court has fixed the 16th day of May, 2014 at 9:30 A.M. in Courtroom 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.

Apr. 17

## 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.

**Frank A. Ramsden, Contractor Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Stark & Stark, P.C.**, Solicitors  
777 Township Line Road  
Suite 120  
Yardley, PA 19067

Apr. 17

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

**Rothberg & Federman, P.C.**, Solicitors  
3103 Hulmeville Road  
Suite 200  
Bensalem, PA 19020

Apr. 17

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

**Begley, Carlin & Mandio**, Solicitors  
680 Middletown Blvd.  
3rd Fl.  
Box 308  
Langhorne, PA 19047

Apr. 17

**YILMAZ PAINTING, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Max A. Rutkowski**, Solicitor  
4141 Woerner Ave.  
3A  
Levittown, PA 19057

Apr. 17

## 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*

**BARANOWSKI, ELEANORE D.**, dec'd.

Late of Upper Southampton Township.  
Executor: **ANTHONY BARANOWSKI**  
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.

**BELTRE, ANDONI E.**, dec'd.

Late of Morrisville Township, Bucks County, PA.  
Administrators: **PEDRO E. BELTRE**  
and **ENEDINA JIMENEZ** c/o Thomas  
Donnelly, Esquire, 131 W. State St.,  
Doylestown, PA 18901.  
Attorney: **THOMAS DONNELLY**,  
Antheil Maslow & MacMinn, LLP, 131  
W. State St., P.O. Box 50, Doylestown,  
PA 18901.



**BOYD, EARL L., SR.** a/k/a **EARL LOUIS BOYD, SR.**, dec'd.

Late of Croydon Township, Bucks County.

Executor: **EARL L. BOYD, JR.** c/o Amanda Racines Lovett, Esquire, 3968 Maulfair Place, Allentown, PA 18103.

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

**BRADFORD, MARY LAVINIA** a/k/a **MARY L. BRADFORD**, dec'd.

Late of Buckingham Township.

Executor: **PETER W. BRADFORD** c/o Richard Hale Pratt, Esquire, Pratt, Brett & Luce, P.C., 68 East Court Street, P.O. Box 659, Doylestown, PA 18901-0659.

Attorney: **RICHARD HALE PRATT**.

**COOPER, DOROTHY Y.** a/k/a **DOROTHY YOUNG COOPER** and **DOROTHY COOPER**, dec'd.

Late of Wrightstown Township, Bucks County, PA.

Executor: **GEORGE F. COOPER** c/o Michael D. Betts, Esquire, 237 N. York Road, Warminster, PA 18974-4515.

Attorney: **MICHAEL D. BETTS**, 237 N. York Road, Warminster, PA 18974-4515.

**DOURIS, ANGELO**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **DIANE DAMM** c/o Michael D. Betts, Esquire, 237 N. York Road, Warminster, PA 18974-4515.

Attorney: **MICHAEL D. BETTS**, 237 N. York Road, Warminster, PA 18974-4515.

**EGGE, MARY J.**, dec'd.

Late of 108 South Main Street, Richlandtown.

Executrix: **JOAN E. STAUFFER**, 336 Fairview Street, Coopersburg, PA 18036.

Attorney: **CHRISTOPHER G. KOKIKO**.

**FERDINAND, JOHN RICHARD**, dec'd.

Late of Langhorne.

Executrix: **JANINE FORREST**, 2073 Squirrel Hill Rd., Schwenksville, PA 19473.

Attorney: **PETER VILLARI**, Villari, Brandes & Giannone, P.C.

**GRAY, DOROTHY MARY**, dec'd.

Late of Bensalem Township.

Executor: **MICHAEL J. GRAY**, 4355 So. Woodland Dr., Bensalem, PA 19020.

**HAHN, MARGARET E.**, dec'd.

Late of New Britain Township, Bucks County.

Executor: **A. GEORGE HAHN** c/o Hopkins & Hopkins, 114 N. Main Street, Doylestown, PA 18901.

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

**HARBISON, RAYMOND J.**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executor: **LAWRENCE E. HARBISON** c/o E. Garrett Gummer, III, Esquire, 1260 Bustleton Pike, Feasterville, PA 19053.

Attorney: **E. GARRETT GUMMER, III**, 1260 Bustleton Pike, Feasterville, PA 19053.

**ISACKOV, VIOLETA** a/k/a **VICKY ISACKOV**, dec'd.

Late of Richboro.

Administratrix: Corinne Vainer, 11704 Barlow St., Philadelphia, PA 19116.

**JESBERGER, FLORENCE**, dec'd.

Late of Southampton.

Executrix: **SHIRLEY HICKEY**, 778 Central Avenue, Southampton, PA 18966.

**KONRAD, ARTHUR G., SR.**, dec'd.

Late of Richboro/Northampton.

Executrix: **VERONICA KULL**, 1715 Terwood Rd., Huntingdon Valley, PA 19006.

**KOVACS, EVELYN C.**, dec'd.

Late of the Borough of Doylestown.

Executrix: **JoANN SCHADE**, 545 Maple Avenue, Doylestown, PA 18901.

Attorney: **JAMES P. BENSTEAD**.

**KRATZ, BRIAN G.**, dec'd.

Late of Quakertown Borough, Bucks County.

Administrators: **GLENN F. KRATZ** and **BETTY A. GROEGLER** c/o Carter P. Henry, Esquire, P.O. Box 499, Quakertown, PA 18951.

Attorney: **CARTER P. HENRY**, P.O. Box 499, Quakertown, PA 18951.

**LEVITHAN, MARVIN S.**, dec'd.

Late of Blue Bell City, Whitpain Township.

Administratrix: **LISA LEVITHAN**, 303 West State St., #123, Doylestown, PA 18901.

**MAZEN, FRANKLIN H.**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **ROSALYN MAZEN** c/o Lawrence S. Chane, Esquire, One Logan Square, 130 N. 18<sup>th</sup> St., Philadelphia, PA 19103-6998.

Attorney: **LAWRENCE S. CHANE**, Blank Rome LLP, One Logan Square, 130 N. 18<sup>th</sup> St., Philadelphia, PA 19103-6998.

**PASQUALONE, DONALD M.** a/k/a **DONALD PASQUALONE**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Administratrix C.T.A.: **CHRISTINE PASQUALONE** c/o Arthur S. Cavaliere, Esquire, 6808 Ridge Avenue, Philadelphia, PA 19128.

Attorney: **ARTHUR S. CAVALIERE**, 6808 Ridge Avenue, Philadelphia, PA 19128.

**PATRAW, SUSAN MARIE LoBIONDO**, dec'd.

Late of Croydon, Bristol Township.

Executor: **RICHARD L. PATRAW**, 915 Church St., Croydon, PA 19021.

**RAUDENBUSH, JANET M.**, dec'd.

Late of the Township of West Rockhill, Bucks County, PA.

Executor: **TERRY RAUDENBUSH** c/o Ronald R. Bolig, Esquire, 5 Temple Avenue, Sellersville, PA 18960.

Attorney: **RONALD R. BOLIG**, Robert A. Lechowicz Law Offices, 5 Temple Avenue, Sellersville, PA 18960.

**REINHEIMER, LEONARD E.** a/k/a **DICK REINHEIMER**, dec'd.

Late of Hilltown Twp.

Executors: **RICHARD REINHEIMER**, P.O. Box 456, Warrington, PA 18976 and **CATHERINE YATES**, 188 Colonial Dr., Warminster, PA 18974.

**RICHERTS, JOSEPH L., SR.** a/k/a **JOSEPH LESTER RICHERTS, SR.** a/k/a **JOSEPH LESTER RICHERTS** and **JOSEPH L. RICHERTS**, dec'd.

Late of Newtown.

Executrix: Diane Richerts, 206 N. Chancellor St., Newtown, PA 18940.

Attorney: **JAMES P. MANAHAN**.

**SCHOOLS, WILLIAM M.**, dec'd.

Late of Bristol Township.

Executrix: **SARAH ANN CAPUTO** c/o Marc S. Stolee, Esquire, 132 Mill Street, Bristol, PA 19007.

Attorney: **MARC S. STOLEE**.

**SLOCUM, STILLMAN D.** a/k/a **STILLMAN DEFRANCE SLOCUM**, dec'd.

Late of Northampton Township.

Executrix: **LINDA EDELSON-SLOCUM**, 5 Cherry Blossom Dr., Churchville, PA 18966.

Attorney: **KATHERINE G. WEISS**.

**SMITH, ESTHER J.**, dec'd.

Late of New Britain Township.

Executor: **KIRK R. SMITH**, 393 Stonyhill Drive, Chalfont, PA 18914.

Attorney: **CAROL M. LAUCHMEN**, Carol M. Lauchmen, P.C., 388 Main Street, Harleysville, PA 19438.

**SNYDER, J. LINFORD**, dec'd.

Late of Hilltown Township.

Executors: **D. GLENN SNYDER**, 215 N. Main Street, Hatfield, PA 19440, **JOHN L. SNYDER**, 2018 Mill Road, Perkasio, PA 18944, **MARY C. PALKO**, 121 N. Fourth Street, Telford, PA 18969 and **JANET E. MACKEY**, 2001 Bethlehem Pike, Hatfield, PA 19440.

Attorney: **CHARLOTTE A. HUNSBERGER**, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

**STERNOWSKI, EDWARD H.**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **SHIRLEY GRAMIAK** c/o James W. Sutton, Jr., Esquire, 1014 Millcreek Drive, Feasterville, PA 19053.

Attorney: **JAMES W. SUTTON, JR.**, 1014 Millcreek Drive, Feasterville, PA 19053.

**TABOR, MAE GERALDINE** a/k/a **JERRY TABOR**, dec'd.

Late of Bensalem Township.

Administratrix: **DAWN M. THOMAS**, 5720 Terrace Ave., Bensalem, PA 19020.

**WOLFF, MARGARET L.** a/k/a **MARGARET WOLFF**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **CORNELIA M. MONTALBANO**.

Attorney: **MARTIN J. CORR**, Corr Law Offices, 1035 W. Bristol Road, Warminster, PA 18974.

*Second Publication***ABRAMS, JEFFREY D.**, dec'd.

Late of Bensalem, Bucks County.

Administratrices: **AMANDA ROBBINS**, 46 Flower Lane, Levittown, PA 19055 and **DANIELLE O'BRIEN**, 5619 Beaver Dam Road, Bristol, PA 19007.

**AUBIN, JOHN F.**, dec'd.

Late of New Britain Borough, Bucks County, PA.

Executrix: **CAROL L. AUBIN** c/o Yvette E. Taylor-Hachoose, Esquire, 1234 River Road, Washington Crossing, PA 18977.

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

**BARRIE, MARY A. a/k/a MARY ADAMS BARRIE and MARY BARRIE**, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **MARY NICOLE SARETT** c/o John D. Trainer, Esquire, 131 West State Street, Doylestown, PA 18901.

Attorney: **JOHN D. TRAINER**, Antheil Maslow & MacMinn, LLP, 131 West State Street, P.O. Box 50, Doylestown, PA 18901.

**BARTOW, ARMENA**, dec'd.

Late of Doylestown Twp.

Executor: **JAMES A. BARTOW**, 135 Saddle Drive, Furlong, PA 18925.

**BURNS, GRACE DARYL**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executor: **KYLE D. CLOMAN** c/o James C. Walker, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.

Attorney: **JAMES C. WALKER**, Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C., 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.

**BURTT, LARICE A.R.**, dec'd.

Late of Middletown Township.

Executrix: **KYLEANN S. BURTT** c/o Janet E. Amacher, Esquire, 311 N. Sumneytown Pike, Suite 1A, North Wales, PA 19545.

Attorney: **JANET E. AMACHER**, 311 N. Sumneytown Pike, Suite 1A, North Wales, PA 19454.

**COHEN, MARVIN**, dec'd.

Late of Upper Makefield Township.

Executrix: **EVELYN JOAN COHEN**, 19 McConkey Drive, Washington Crossing, PA 18977.

Attorney: **RICHARD S. KEMPES**, 50 Garden Alley, Doylestown, PA 18901.

**DASH, WAYNE N.**, dec'd.

Late of Warrington.

Administratrix: **KAREN DASH**, 1051 Gotland Cir., Warrington, PA 18976.

**GARVEY, JAMES R.**, dec'd.

Late of Horsham.

Executrix: **PATRICIA FARRADAY**, 202 Pine Ave., Horsham, PA 19044.

**GINNETTI, KEVIN J., SR.**, dec'd.

Late of Levittown.

Administratrix: **SHARON A. GINNETTI** c/o Edward L. Paul, Esquire, 1103 Laurel Oak Road, Suite 105C, Voorhees, NJ 08043.

Attorney: **EDWARD L. PAUL**, 1103 Laurel Oak Road, Suite 105C, Voorhees, NJ 08043.

**HAAS, WILFRED F.**, dec'd.

Late of East Rockhill Township, Bucks County, PA.

Executrix: **DONNA M. BARNISH** c/o Peter L. Reiss, Esquire, Clemons Richter & Reiss, PC, 107 East Oakland Avenue, Doylestown, PA 18901.

Attorney: **PETER L. REISS**, Clemons Richter & Reiss, PC, 107 East Oakland Avenue, Doylestown, PA 18901.

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

Late of Levittown, Middletown Township, Bucks County, PA.

Executrix: **DEBRA A. STANLEY**, 23 Crimson King Lane, Levittown, PA 19055.

**HOFFMAN, JACK**, dec'd.

Late of Newtown, PA.

Executrix: **Carol L. Huffman** c/o Bryan Adler, Esquire, The Rothkoff Law Group, 425 Route 70 West, Cherry Hill, NJ 08002.

Attorney: **BRYAN ADLER**, Rothkoff Law Group, 425 Route 70 West, Cherry Hill, NJ 08002.

**HOULNE, CAROLE a/k/a CAROLE A. HOULNE**, dec'd.

Late of Warminster Township, Bucks County, PA.

Administratrix C.T.A.: **JOANNE QUINN** c/o Jane K. Anastasia, Esquire, 2013 Carmel Drive, Jamison, PA 18929.

Attorney: **JANE K. ANASTASIA**, Law Office of Jane K. Anastasia, LLC, 2013 Carmel Drive, Jamison, PA 18929.

**HOULNE, EDWARD LOUIS, JR.** a/k/a **EDWARD L. HOULNE, JR.**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **JOANNE QUINN** c/o Jane K. Anastasia, Esquire, 2013 Carmel Drive, Jamison, PA 18929.

Attorney: **JANE K. ANASTASIA**, Law Office of Jane K. Anastasia, LLC, 2013 Carmel Drive, Jamison, PA 18929.

**KUJAN, JOSEPH P.** a/k/a **JOSEPH PETER KUJAN**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **KAREN MCGILLEN** c/o Daniel J. Dugan, Esquire, 1635 Market St., 7<sup>th</sup> Fl., Philadelphia, PA 19103.

Attorney: **DANIEL J. DUGAN**, Spector Gadon & Rosen P.C., 1635 Market St., 7<sup>th</sup> Fl., Philadelphia, PA 19103.

**LAURIA, REGINA C.** a/k/a **REGINA LAURIA**, dec'd.

Late of Warrington Township, Bucks County, PA.

Executor: **MICHAEL J. LAURIA** c/o Embury, Outterson & Fuges, Esquires, 300 Huntingdon Pike, Rockledge, PA 19046.

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

**MORETTI, JAMES**, dec'd.

Late of the Township of Falls.

Executrix: **GINA MORETTI-RISDON**, 8 Viburnum Lane, Levittown, PA 19054.

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

**MURRAY, HUBERT** a/k/a **HUBERT A. MURRAY, JR.** and **HUBERT ANTHONY MURRAY**, dec'd.

Late of Lower Southampton, Bucks County, PA.

Executrix: **RUTH MICHENER**, 228 Doone Road, Fairless Hills, PA 19030.

**ORAGE, JOHN L.**, dec'd.

Late of New Britain Township, Bucks County, PA.

Executrix: **DARIA S. BOWMAN** c/o Hopkins & Hopkins, 114 N. Main Street, Doylestown, PA 18901.

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

**PAWLOWSKI, JOYCE**, dec'd.

Late of Middletown Township, Bucks County, PA.

Co-Administrators: **ANTHONY R. PAWLOWSKI** and **WILLIAM J. PAWLOWSKI** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

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

**RICHTER, JOSEPH A., JR.**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executrix: **DEBORAH L. DETWEILER** c/o Harvey Abramson, Esquire, 86 Buck Road, Holland, PA 18966.

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

**SHAPIRO, DORIS E.**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executor: **LARRY F. SHAPIRO** c/o Robert W. Maher, Esquire, 400 Greenwood Ave., 1<sup>st</sup> Fl., Wyncote, PA 19095.

Attorney: **ROBERT W. MAHER**, Dyer & Maher, 400 Greenwood Ave., 1<sup>st</sup> Fl., Wyncote, PA 19095.

**SHELMIRE, CLARENCE F.**, dec'd.

Late of the Township of Milford, Bucks County, PA.

Executors: **SHARON S. FISHER** and **MARK C. SHELMIRE** 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.

**SHUTE, ANNE H.**, dec'd.

Late of Doylestown Township.

Co-Executors: **JAMES P. SHUTE** and **STEVEN J. SHUTE** c/o Brian R. Price & Associates, Pinehill Professional Center, 140 East Butler Avenue, Chalfont, PA 18914.

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

**SNYDER, GEORGE**, dec'd.

Late of Bristol.

Administrators: **CHARLES** and **JASON SNYDER**, 2510 Winton Drive, Bristol, PA 19007.**STOLL, ALICE M.** a/k/a **ALICE STOLL**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **DOROTHY CAMPANA** c/o Kenneth C. Russell, Esquire, 3500 Reading Way, Huntingdon Valley, PA 19006.Attorney: **KENNETH C. RUSSELL**, Baratta, Russell & Baratta, 3500 Reading Way, Huntingdon Valley, PA 19006.**TALUBA, JOSEPH J., JR.**, dec'd.

Late of Middletown.

Executrix: **ROSEANN TALUBA**, 11 Green Meadow Drive, Langhorne, PA 19047.Attorney: **JOSEPH J. BALDASSARI**, Furey & Baldassari, 1043 S. Park Ave., Audubon, PA 19403.**TICHY, HELEN**, dec'd.

Late of Southampton Township, Bucks County, PA.

Executors: **STANLEY BARAN** and **STEFFIE BARAN** c/o Embery, Outterson & Fuges, Esquires, 300 Huntingdon Pike, Rockledge, PA 19046.Attorney: **EMBERY, OUTTERSON & FUGES**, 300 Huntingdon Pike, Rockledge, PA 19046.**TYLA, RUTH H.**, dec'd.

Late of Lower Southampton, Bucks County, PA.

Executrix: **LINDA T. DESTREMPS** 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.**VALLONE, ROSE A.**, dec'd.

Late of Doylestown Township, New Britain Twp.

Executrix: **ROSEMARY WIMER**, 1 Brookdale Drive, Doylestown, PA 18901.**VITTORIANO, ALADINO**, dec'd.

Late of Newtown Township.

Executrix: **JULIE VITTORIANO** c/o James J. Auchinleck, Jr., Esquire, P.O. Box 740, Newtown, PA 18940.Attorney: **JAMES J. AUCHINLECK, JR.**, P.O. Box 740, Newtown, PA 18940.**WRIGHT, ALBERT L. H.**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **LARA ELIZABETH ALBERTI** 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.*Third and Final Publication***ABOLT, PATRICIA WILSON**, dec'd.

Late of Solebury Township.

Administrator: **JOHN M. ABOLT**, 701 E. High Street, No. 315, Charlottesville, VA 22902.**BENNER, JOYCE E.**, dec'd.

Late of West Rockhill Township.

Executrix: **SHARON M. GRASS** c/o Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944-0215.Attorneys: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944-0215.**CAMPELLONE, LORI M.**, dec'd.

Late of Bensalem Township.

Executors: **DAVID BREECE, III**, 979 Pinto Palm Terrace Unit #10, Sunnyvale, CA 94087, **DIANA BREECE** and **TRACE CAMPELLONE**, 5921 Captain Milton E. Major Avenue, Bensalem, PA 19020.Attorney: **CHRISTOPHER H. STEWARD**, 2246 Bristol Pike, Bensalem, PA 19020.**CHESNUT, JAMES ROBERT** a/k/a **ROBERT CHESNUT** and **BOB CHESNUT**, dec'd.

Late of Warwick.

Executor: **LYNN T. CHESNUT** c/o Michael D. Recchiuti, Esquire, P.O. Box 202, Bethlehem, PA 18016.Attorney: **MICHAEL D. RECCHIUTI**, P.O. Box 202, Bethlehem, PA 18016.**DIETZ, CLAYTON L.**, dec'd.

Late of West Rockhill, Bucks County, PA.

Executor: **DAVID L. DIETZ** c/o Stephen M. Skrzat, Esquire, Mittman & Liebman Associates, 593-1 Bethlehem Pike, Montgomeryville, PA 18936.

Attorneys: **STEPHEN M. SKRZAT**,  
Mittman & Liebman Associates, 593-1  
Bethlehem Pike, Montgomeryville, PA  
18936.

**HARMAN, VIRGINIA E.**, dec'd.

Late of the Township of Bensalem, Bucks  
County, PA.

Executor: **MARION WALSH**, 4556  
Magnolia Avenue, Oakford, PA 19053.

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

**HOLBERG, MAUDE E.**, dec'd.

Late of Warminster Township, PA.

Executor: **FRANK H. HOLBERG** c/o  
Law Office of Gerhard & Gerhard, 222  
S. Easton Road, Suite 104, Glenside, PA  
19038.

Attorney: **ROBERT C. GERHARD**,  
**JR.**, 222 South Easton Road, Suite 104,  
Glenside, PA 19038.

**KERN, ROBERT G.**, dec'd.

Late of Doylestown Township.

Executor: **RICHARD R. EANES** c/o  
Richard Hale Pratt, Esquire, Pratt, Brett  
& Luce, P.C., 68 East Court Street, P.O.  
Box 659, Doylestown, PA 18901-0659.

Attorney: **RICHARD HALE PRATT**,  
Pratt, Brett & Luce, P.C., 68 East Court  
Street, P.O. Box 659, Doylestown, PA  
18901-0659.

**MILLER, BLANCHE M.**, dec'd.

Late of Bristol Township.

Executrix: **JOAN M. ELY**, 4702  
Woodfield Circle, Doylestown, PA 18902.

**MOYER, ANNA MARY**, dec'd.

Late of the Township of West Rockhill,  
Bucks County, PA.

Executrix: **CONNIE S. DeREWAL** c/o  
Ronald R. Bolig, Esquire, 5 Temple  
Avenue, Sellersville, PA 18960.

Attorneys: **RONALD R. BOLIG**, Robert  
A. Lechowicz Law Offices, 5 Temple  
Avenue, Sellersville, PA 18960.

**POLSZ, ALMA L.**, dec'd.

Late of Lower Southampton Township,  
Bucks County, PA.

Executrix: **SUSAN L. KIPP** c/o Joseph  
P. Caracappa, Esquire, 312 Oxford Valley  
Road, Fairless Hills, PA 19030.

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

**SCIPIONE, LOUISE**, dec'd.

Late of Bristol Township.

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

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

**SNYDER, DAVID A.** a/k/a **DAVE SNYDER**,  
dec'd.

Late of Bucks, Bensalem.

**WEBER, BEATRICE L.** a/k/a **BEA WEBER**  
and **BEATRICE LEWIS WEBER**, dec'd.

Late of Sellersville.

Executrix: **ELAINE W. TEAGUE**, 882  
Jonathan Dr., Telford, PA 18969.

## 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:

**BUX-MONT SERVICE SOLUTIONS** with  
its principal place of business 515 Lower  
Holland Rd., Holland, PA 18966.

The name and address of the person/  
entity owning or interested in said business  
is: Julius Hamburg, 515 Lower Holland Rd.,  
Holland, PA 18966.

The certificate will be filed on or after  
April 1, 2014.

Apr. 17

**Deelighting Images** with its principal place  
of business Fairless Hills, PA.

The name and address of the person/  
entity owning or interested in said business  
is: Deanna Lentz, 713 Beaumont Rd., Fairless  
Hills, PA 19030.

The certificate will be filed on or after  
March 3, 2014.

Apr. 17



**Miscellaneous****NOTICE OF FICTITIOUS NAME  
AMENDMENT/ASSIGNMENT**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act, 54 Pa. C.S.A. §311, of the filing of a "Fictitious Name Amendment, Withdrawal, Cancellation" on or about December 5, 2013, with the Pennsylvania Department of State, Corporation Bureau evidencing the amendment of the Fictitious Name Registration originally filed August 13, 2001, and the assignment of such Fictitious Name by its previous registered holder, BJ Kids, Inc., to its new registered holder, **D & B Cares for Kids, Inc.**, for the conduct of business in Bucks County, Pennsylvania, under the fictitious name of **"KIDDIE ACADEMY OF PLUMSTEADVILLE."**

Principal Place of Business: Kiddie Academy of Plumsteadville, 6190 Kellers Church Road, Plumsteadville, PA 18949.

The name and address of the entity owning or interested in said business is: D & B Cares for Kids, Inc., 2769 Duke Drive, Furlong, PA 18925.

**Drake, Hileman & Davis, P.C.**, Solicitors  
Bailiwick Office Campus  
Suite 15  
P.O. Box 1306  
Doylestown, PA 18901

Apr. 17

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON  
PLEAS, BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2013-05942**

**MIDFIRST BANK**, Plaintiff  
vs.

**ROBERT RANALLI, SR., SOLELY IN  
HIS CAPACITY AS HEIR OF JEFFREY  
SCOTT RANALLI, DECEASED, VIVIAN  
SUE RANALLI, SOLELY IN HER  
CAPACITY AS HEIR OF JEFFREY  
SCOTT RANALLI, DECEASED, THE  
UNKNOWN HEIRS OF JEFFREY SCOTT  
RANALLI, DECEASED & REBECCA  
RUTH DAWSON, MORTGAGOR AND  
REAL OWNER**, Defendants

**TO: THE UNKNOWN HEIRS OF  
JEFFREY SCOTT RANALLI,  
DECEASED, MORTGAGOR AND REAL**

**OWNER, DEFENDANT(S), WHOSE  
LAST KNOWN ADDRESS IS 3920  
BRISTOL PIKE, BENSALEM, PA 19020**

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt.

You are hereby notified that Plaintiff, Midfirst Bank, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Bucks County, Pennsylvania, docketed to No. 2013-05942, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 3920 Bristol Pike, Bensalem, PA 19020, whereupon your property will be sold by the Sheriff of Bucks County.

**NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Bucks County Bar Association  
135 E. State St.  
Doylestown, PA 18901  
(215) 348-9413  
(800) 479-8585

**Michael T. McKeever**, Esquire  
KML Law Group, P.C.  
Attorneys for Plaintiff  
Mellon Independence Center  
701 Market St.  
Ste. 5000  
Philadelphia, PA 19106-1532  
(215) 627-1322

Apr. 17

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2013-01454

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

**ROBERT EMMETT KELLY, MARGO KELLY, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SEAN KELLY a/k/a SEAN MICHAEL KELLY a/k/a SEAN M. KELLY, DECEASED,**  
Defendants

NOTICE

**TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SEAN KELLY a/k/a SEAN MICHAEL KELLY a/k/a SEAN M. KELLY, DECEASED**

You are hereby notified that on February 28, 2013, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County, Pennsylvania, docketed to No. 2013-01454. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 179 INDEPENDENCE DRIVE, MORRISVILLE, PA 19067-4910 whereupon your property would be sold by the Sheriff of BUCKS County.

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

NOTICE

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

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR**

**TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

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

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

Apr. 17

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2009-09715

**CP-SRMOF II 2012-A TRUST, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE, Plaintiff**

vs.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD R. GOODRUM, DECEASED,**  
Defendant

NOTICE

**TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD R. GOODRUM, DECEASED**

You are hereby notified that on September 14, 2009, Plaintiff, CP-SRMOF II 2012-A TRUST, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County, Pennsylvania, docketed to No. 2009-09715. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property

located at 17 WEST CLEVELAND AVENUE, MORRISVILLE, PA 19067-2440 whereupon your property would be sold by the Sheriff of BUCKS County.

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

#### NOTICE

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

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Doylestown, PA 18901  
(215) 348-9413

Apr. 17

BUCKS COUNTY, COURT  
OF COMMON PLEAS  
Number 2014-00141

**ONEWEST BANK, FSB, Plaintiff**  
v.

**STEVE L. DALEY a/k/a STEPHEN DALEY, KNOWN SURVIVING HEIR OF MARYANN J. HOFFMAN, DECEASED MORTGAGOR AND REAL OWNER, ANN L. STOCKING, KNOWN SURVIVING HEIR OF MARYANN J. HOFFMAN, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF MARYANN J. HOFFMAN, DECEASED MORTGAGOR AND REAL OWNER, Defendants**

**TO: UNKNOWN SURVIVING HEIRS OF MARYANN J. HOFFMAN, DECEASED MORTGAGOR AND REAL OWNER**

TYPE OF ACTION: CIVIL ACTION/  
COMPLAINT IN MORTGAGE  
FORECLOSURE.

PREMISES SUBJECT TO  
FORECLOSURE: 12 NASTURIUM LANE,  
LEVITTOWN, PENNSYLVANIA 19054.

#### NOTICE

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH

BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service  
Bucks County Bar Association  
135 E. State Street  
P.O. Box 300  
Doylestown, PA 18901  
(888) 991-9922

**McCabe, Weisberg & Conway, P.C.**  
Attorneys for Plaintiff

Apr. 17

*Third and Final Publication*

THE BUCKS COUNTY  
CONTRIBUTIONSHIP

NOTICE OF ANNUAL MEETING

To the Members:

NOTICE IS HEREBY GIVEN that the Annual Meeting of the Members of the Bucks County Contributionship will be held at the Spring Mill Country Club, 80 Jacksonville Road, Ivyland, Pennsylvania on April 24, 2014 at 12:00 o'clock noon, in accordance with the By-Laws for the following purposes:

1. To elect Directors as follows:

a. William B. K. Parry, Jr. for a three-year term.

2. For the transaction of such other business as may be properly brought before the meeting.

Ryan J. Parry, Secretary-Treasurer

Apr. 3, 10, 17