

Sheriff's Sale

Third and Final Publication

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

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

BEDMINSTER TOWNSHIP

DOCKET #2005-02256-25-1

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **BEDMINSTER TOWNSHIP**, Bucks County, and State of Pennsylvania, known as 726 Cedar Lane, Perkasio, bounded and described as follows, to wit.

TAX PARCEL #1-6-80-1.

PROPERTY ADDRESS: 726 Cedar Lane, Perkasio, Bucks County, Bedminster Township.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING AND RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **HAROLD E. PFEIFFER A/K/A HAROLD E. PFEIFFER AND JOANNE P. PFEIFFER.**

JEFFREY G. TRAUGER, Esquire

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

DOCKET #2013-04477

NATIONSTAR MORTGAGE, LLC v. MATHEW T. FINE AND JULIA M. FINE owner(s) of property situate in **BEDMINSTER TOWNSHIP**, Bucks County, Pennsylvania, being 569 Deep Run Road, Perkasio, PA 18944-4260.

TAX PARCEL #01-011-148.

PROPERTY ADDRESS: 569 Deep Run Road, Perkasio, PA 18944-4260.

JUDGMENT AMOUNT: \$ 378,569.48.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MATHEW T. FINE AND JULIA M. FINE.**

PHELAN HALLINAN, Esquire

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

DOCKET #2013-05610

WELLS FARGO BANK, N.A. v. SCOTT CHARLES SNYDER A/K/A SCOTT C. SNYDER owner(s) of property situate in **BEDMINSTER TOWNSHIP**, Bucks County, Pennsylvania, being 3199 Bedminster Road, Ottsville, PA 18942-9503.

TAX PARCEL #01-012-059.

PROPERTY ADDRESS: 3199 Bedminster Road, Ottsville, PA 18942-9503.

JUDGMENT AMOUNT: \$ 178,250.60.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SCOTT CHARLES SNYDER A/K/A SCOTT C. SNYDER.**

PHELAN HALLINAN, Esquire

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

BENSALEM TOWNSHIP

DOCKET #2012-01861

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AHL3 v. JOSEPH J. GETZ, JR. AND CAROLE A. GETZ owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 1369 School Lane, Bensalem, PA 19020-4143.

TAX PARCEL #02-032-053.

PROPERTY ADDRESS: 1369 School Lane, Bensalem, PA 19020-4143.

JUDGMENT AMOUNT: \$ 392,508.18.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH J. GETZ, JR. AND CAROLE A. GETZ.**

PHELAN HALLINAN, Esquire

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

DOCKET #2012-04844

ALL THAT CERTAIN lot or piece of ground situate in **BENSALEM TOWNSHIP**,

County of Bucks, and Commonwealth of Pennsylvania.

TAX PARCEL #2-094-342.

PROPERTY ADDRESS: 342 North Mount Vernon Circle, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **REBECCA KOLK AND MICHELLE KOLK.**

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

DOCKET #2013-02607

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

TAX PARCEL #02-020-194.

PROPERTY ADDRESS: 5210 Neshaminy Boulevard, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THE UNKNOWN HEIRS OF RUTH MAE HARRIS, DECEASED, MARIE HARRIS A/K/A MARIE BUSSEY, SOLELY IN HER CAPACITY AS HEIR OF RUTH MAE HARRIS, DECEASED THEODORE HARRIS, GUARDIAN FOR THE ESTATE OF RUTH MAE HARRIS AND THE UNITED STATES OF AMERICA.**

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

DOCKET #2013-04068

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

BEING more fully described in a Deed dated July 13, 2007, among the land records of the County and State set forth above, in Deed Volume 5506, Page 744.

TAX PARCEL #02-036-002.

PROPERTY ADDRESS: 2550 Clara Drive, Bensalem, PA 19020, Township of Bensalem.
IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ALBERT BABINSKAS AND JURGITA**

GAIDAMAVIEIUTE A/K/A JURGITA GAIDAMAVICIUTE.

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

DOCKET #2013-06076

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

TAX PARCEL #2-4-249.

PROPERTY ADDRESS: 3105 Prospect Avenue, Bensalem, PA 19053 n/k/a 3105 Prospect Avenue, Feasterville, PA 19053-6650.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **GLENN SENAVIDIS A/K/A GLENN G. SENAVIDIS.**

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

DOCKET #2013-06770

JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE, LLC S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION v. RONALD MARSHALL A/K/A RONALD E. MARSHALL owner(s) of property situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 2631 Atlantic Avenue, Bensalem, PA 19020-3500.

TAX PARCEL #02-039-034.

PROPERTY ADDRESS: 2631 Atlantic Avenue, Bensalem, PA 19020-3500.

JUDGMENT AMOUNT: \$ 123,913.08.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RONALD MARSHALL A/K/A RONALD E. MARSHALL.**

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

DOCKET #2013-06772

ALL THAT CERTAIN unit in the property known, named and Identified in the declaration plan referred to below as Coventry Green, formerly Coventry Hamlet, located in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #02-093-181.
 PROPERTY ADDRESS: 4652 Canterbury Court, Bensalem, Unit No. G-5, PA 19020.
 IMPROVEMENTS: CONDOMINIUM.
 SOLD AS THE PROPERTY OF: **STACY HUSBAND AND CLAIRE HUSBAND. TERRENCE J. MCCABE**, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-07450
 WELLS FARGO BANK, NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II, INC., BEAR STEARNS MORTGAGE FUNDING, TRUST 2007-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR3 v. KEVIN POLL AND KRISTINA POLL owner(s) of property situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 3631 Cedar Crest Road, Bensalem, PA 19020-1408.

TAX PARCEL #02-013-257.
 PROPERTY ADDRESS: 3631 Cedar Crest Road, Bensalem, PA 19020-1408.
 JUDGMENT AMOUNT: \$ 220,662.22.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KEVIN POLL AND KRISTINA POLL. PHELAN HALLINAN**, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

BRIDGETON TOWNSHIP

DOCKET #2011-05988
 [DESCRIPTION CAN BE FOUND UNDER **NOCKAMIXON TOWNSHIP.**]

BRISTOL BOROUGH

DOCKET #2012-02053
 ALL THAT CERTAIN parcel of land lying and being situate in the **BOROUGH OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:
 BEING more fully described in a Deed dated July 18, 2008, among the land records of the County and State set forth above, in Deed Volume 5879, Page 1854.
 TAX PARCEL #04-024-166-001.
 PROPERTY ADDRESS: 351 Jackson Street, Bristol, PA 19007-4103, Borough of Bristol.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN LOUGHRAN AND BRIDGET LOUGHRAN.**

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

DOCKET #2012-02280

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

BEING more fully described in a Deed dated March 25, 2010, among the land records of the County and State set forth above, in Deed Volume 6470, Page 92.

TAX PARCEL #04-014-018.

PROPERTY ADDRESS: 920 Jefferson Avenue, Bristol, PA 19007, Borough of Bristol.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ADAM BUCCI A/K/A ADAM J. BUCCI AND JAMES W. BUCCI.**

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

BRISTOL TOWNSHIP

DOCKET #2007-10394-18-1
 CITIMORTGAGE, INC. v. JAMES SHUPE owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 20 Sweetbriar Lane, Levittown, PA 19055-2226.

TAX PARCEL #05-072-348.

PROPERTY ADDRESS: 20 Sweetbriar Lane, Levittown, PA 19055-2226.

JUDGMENT AMOUNT: \$ 178,014.01.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES SHUPE.**

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

DOCKET #2009-05145-31-1

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements

thereon erected located in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-071-317.

PROPERTY ADDRESS: 96 Jonquil Lane, Levittown, PA 19055.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT Q. BASSETT**.

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

DOCKET #2009-11534

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA17 MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006-OA17 v. MARC SCHLESINGER owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 918 Elmhurst Avenue, Bristol, PA 19007-2610.

TAX PARCEL #05027162.

PROPERTY ADDRESS: 918 Elmhurst Avenue, Bristol, PA 19007-2610.

JUDGMENT AMOUNT: \$ 266,855.24.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARC SCHLESINGER**.

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

DOCKET #2010-03084

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M CHASE HOME FINANCE, LLC S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION v. DARLENE HAVENS owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 14 Ridge Lane, Levittown, PA 19055-1106.

TAX PARCEL #05-039-050.

PROPERTY ADDRESS: 14 Ridge Lane, Levittown, PA 19055-1106.

JUDGMENT AMOUNT: \$ 154,006.54.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DARLENE HAVENS**.

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

DOCKET #2010-09387

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. SUCCESSOR TO JPMORGAN CHASE BANK N.A. v. ROBERT A. SCOTT owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 53 Mistletoe Lane, Levittown, PA 19054-2032.

TAX PARCEL #5-49-170.

PROPERTY ADDRESS: 53 Mistletoe Lane, Levittown, PA 19054-2032.

JUDGMENT AMOUNT: \$ 126,070.48.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2011-07212

PHH MORTGAGE CORPORATION F/K/A CENDANT MORTGAGE CORPORATION v. WARREN K. RUDOLPH A/K/A WARREN RUDOLPH owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 63 Idolstone Road, Levittown, PA 19057-2301.

TAX PARCEL #05-033-074.

PROPERTY ADDRESS: 63 Idolstone Road, Levittown, PA 19057-2301.

JUDGMENT AMOUNT: \$ 109,814.93.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WARREN K. RUDOLPH A/K/A WARREN RUDOLPH**.

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

DOCKET #2011-07601

WELLS FARGO BANK, N.A. v. KIM D. CHAMBERLAIN owner(s) of property situate in the **TOWNSHIP OF BRISTOL**,

Bucks County, Pennsylvania, being 1405 Susan Avenue, Croydon, PA 19021-5555.
 TAX PARCEL #05-009-148.
 PROPERTY ADDRESS: 1405 Susan Avenue, Croydon, PA 19021-5555.
 JUDGMENT AMOUNT: \$ 162,313.28.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **KIM D. CHAMBERLAIN.**
PHELAN HALLINAN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2012-00181

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC., TRUST 2007-HE7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE7 v. JAVIER VALENTIN AND BRENDA L. VALENTIN owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 912 Wood Street, Bristol, PA 19007-5232.
 TAX PARCEL #04-025-066.
 PROPERTY ADDRESS: 912 Wood Street, Bristol, PA 19007-5232.
 JUDGMENT AMOUNT: \$ 185,646.25.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **JAVIER VALENTIN AND BRENDA L. VALENTIN.**
PHELAN HALLINAN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2012-00423

ALL THAT CERTAIN lot of land situate in **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania.
 TAX PARCEL #5-11-472-1.
 PROPERTY ADDRESS: 907 Cedar Avenue, (Bristol Township), Croydon, PA 19021.
 IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.
 SOLD AS THE PROPERTY OF: **CARLOS MARTINEZ AND GLORIA MARTINEZ A/K/A GLORIA I. MARTINEZ.**
MARK J. UDREN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2012-00645

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP v. RENEE M. HINK owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 279 Red Cedar Drive, a/k/a 279 Red Cedar Lane, Levittown, PA 19055-1130.
 TAX PARCEL #05-035-057.
 PROPERTY ADDRESS: 279 Red Cedar Drive, a/k/a 279 Red Cedar Lane, Levittown, PA 19055-1130.
 JUDGMENT AMOUNT: \$ 175,618.21.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **RENEE M. HINK.**
PHELAN HALLINAN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2012-04329

ALL THAT CERTAIN parcel of land lying and being situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:
 BEING more fully described in a Deed dated July 31, 2007, among the land records of the County and State set forth above, in Deed Volume 5506, Page 946.
 TAX PARCEL #05-035-149.
 PROPERTY ADDRESS: 18 Arch Lane, Levittown, PA 19055-1222, Township of Bristol.
 IMPROVEMENTS: SINGLE FAMILY DWELLING.
 SOLD AS THE PROPERTY OF: **JOSE ANGEL MORAN AKA JOSE A. MORAN AND SUSAN E. ROSADO AKA SUSAN ROSADO.**
SCOTT A. DIETTERICK, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2012-07804

BANK OF AMERICA, N.A. v. LESSUME SMITH AND DUVERTON SMITH owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 43 Honeysuckle Lane, Levittown, PA 19055-1321.

TAX PARCEL #5-46-116.

PROPERTY ADDRESS: 43 Honeysuckle Lane, Levittown, PA 19055-1321.

JUDGMENT AMOUNT: \$ 147,593.08.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LESSUME SMITH AND DUVERTON SMITH.**

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

DOCKET #2012-10282

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in **BRISTOL TOWNSHIP**, County of Bucks, Commonwealth of Pennsylvania bounded and described according to a Plan made by Albright and Mebus, Civil Engineers, May 21, 1925 and recorded at Doylestown, in Plan Book 2, Page 27, as follows.

TAX PARCEL #05-015-078.

PROPERTY ADDRESS: 3402 Spring Avenue, Bristol, PA 19007.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL DINARDO A/K/A MICHAEL L. DINARDO.**

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

DOCKET #2013-00696

GMAC MORTGAGE, LLC v. ANDREW DUDDY owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 48 Mayflower Road, Levittown, PA 19056-3607.

TAX PARCEL #05-021-482.

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

JUDGMENT AMOUNT: \$ 192,036.14.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2013-00886

ALL THAT CERTAIN parcel of land lying and being situate in the **TOWNSHIP**

OF BRISTOL, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING more fully described in a Deed dated September 21, 2005, among the land records of the County and State set forth above, in Deed Volume Instrument #2005136883, Page. TAX PARCEL #05-048-366.

PROPERTY ADDRESS: 23 Clover Lane, Levittown, PA 19055-1607, Township of Bristol.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **GREGORY PRINGLE, CONRAD J. PRINGLE AND LEA STERNER.**

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

DOCKET #2013-04052

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

TAX PARCEL #05.025.165.

PROPERTY ADDRESS: 5 Brown Bark Road, Levittown, PA 19057-3031.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EARL STEPHEN BUSHEY, DECEASED, ALINYA BUSHEY, KNOWN HEIR OF EARL STEPHEN BUSHEY, TIMOTHY BUSHEY, KNOWN HEIR OF EARL STEPHEN BUSHEY, RUANG BUSHEY, EARL STEPHEN BUSHEY, DECEASED.**

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

DOCKET #2013-04066

WELLS FARGO BANK, N.A. v. ORLANDO PEREZ AND MARITZA PEREZ owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 16 Iroquois Road, Levittown, PA 19057.

TAX PARCEL #05-033-149.

PROPERTY ADDRESS: 16 Iroquois Road, Levittown, PA 19057.

JUDGMENT AMOUNT: \$ 198,364.15.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **ORLANDO PEREZ AND MARITZA PEREZ.**

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

DOCKET #2013-04126

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

BEING more fully described in a Deed dated August 3, 2009, among the land records of the County and State set forth above, in Deed Volume 6190, Page 1754.

TAX PARCEL #05-009-212.

PROPERTY ADDRESS: 1306 Spencer Drive, Croydon, PA 19021-6280, Township of Bristol.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ROGER RIGGLEMAN.**

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

DOCKET #2013-05038

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

TAX PARCEL #5-38-183.

PROPERTY ADDRESS: 65 Gable Hill Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JAN E. SKOK A/K/A JAN P. SKOK AND KATHY A. SKOK.**

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

DOCKET #2013-05078

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

TAX PARCEL #5-36-91.

PROPERTY ADDRESS: 112 Blue Ridge Drive, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **LISA E. WILSON.**

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

DOCKET #2013-05191

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

TAX PARCEL #05-041-070.

PROPERTY ADDRESS: 92 Violetwood Drive, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIELLE STANYA AND STEPHEN STANYA.**

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

DOCKET #2013-07424

ALL THAT CERTAIN lot or piece of land, situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, Pennsylvania, described according to a Plan thereof made by Albright and Hebus, Civil Engineers, Philadelphia, Pennsylvania May 21, 1925 being recorded in the Office for the Recording of Deeds of Bucks County in Plan Book #2 page 27.

TAX PARCEL #05-015-080-001.

PROPERTY ADDRESS: 3445 Hilltop Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CYNTHIA M. LASTER, AKA CINDY M. LASTER, AKA CYNTHIA M. SCHUMANN AKA CINDY M. SCHUMANN AKA CYNTHIA M. SCHAFFLO.**

CRAIG H. FOX, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-08091

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

TAX PARCEL #05-048-039.

PROPERTY ADDRESS: 11 Arbor Lane,
Bristol, PA 19055.

IMPROVEMENTS: RESIDENTIAL REAL
ESTATE.

SOLD AS THE PROPERTY OF:
KATHLEEN M. QUINN.

ANDREW J. MARLEY, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-08350

US BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR BEAR STEARNS ASSET
BACKED SECURITIES I TRUST 2006-AC4
ASSET-BACKED CERTIFICATES, SERIES
2006-AC4 v. GARY KRUSCH, BRAD
COHEN AND MARITA COHEN owner(s) of
property situate in **BRISTOL TOWNSHIP**,
Bucks County, Pennsylvania, being 51 Russett
Lane, Levittown, PA 19055-1414.

TAX PARCEL #05-039-086.

PROPERTY ADDRESS: 51 Russett Lane,
Levittown, PA 19055-1414.

JUDGMENT AMOUNT: \$ 153,407.58.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

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

PHELAN HALLINAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-08351

WELLS FARGO BANK, N.A. v. HAROLD
M. FELDMAN owner(s) of property situate
in **BRISTOL TOWNSHIP**, Bucks County,
Pennsylvania, being 2515 Laurel Drive,
Bristol, PA 19007-2026.

TAX PARCEL #05-025-029.

PROPERTY ADDRESS: 2515 Laurel Drive,
Bristol, PA 19007-2026.

JUDGMENT AMOUNT: \$ 206,160.90.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **HAROLD
M. FELDMAN.**

PHELAN HALLINAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-08383

ALL THAT CERTAIN lot, piece or parcel of
land with the buildings and improvements

thereon, situate, lying and being at Levittown,
in the **TOWNSHIP OF BRISTOL**, County of
Bucks and State of Pennsylvania, shown and
designated as Lot No. 3079-R, Subdivision
Map of "Goldenridge," Levittown, Section
41, filed in the Office of the Recorder of Deeds
of Bucks County, Pennsylvania, on August 14,
1953, in Plan Book 7 page 4.

TAX PARCEL #05-038-007.

PROPERTY ADDRESS: 6 Gooseneck Road,
Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT
W. OESTREICH AND ROBERT L.
OESTREICH, JR.**

BRADLEY J. OSBORNE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-08502

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

TAX PARCEL #5-48-475.

PROPERTY ADDRESS: 27 Crabtree Drive,
Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL HOUSE
DWELLING.

SOLD AS THE PROPERTY OF: **JOANN
M. KRAMER, EDWARD J. KRAMER
A/K/A EDWARD KRAMER, CATHERINE
LAMBERT AND FRANCIS E. LAMBERT
A/K/A FRANCIS LAMBERT.**

MARK J. UDREN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-09242

ALL THAT CERTAIN lot, piece or parcel of
land with the buildings and improvements
thereon erected, SITUATE, lying and being at
Levittown, **BRISTOL TOWNSHIP**, Bucks
County, Commonwealth of Pennsylvania,
known and designated as Lot Number
7895 on a certain map entitled Subdivision
Map, Blue Ridge, Levittown, Section 45,
SITUATED in Bristol Township, Bucks
County, Pennsylvania, owned by Levitt
and Sons, Incorporated, dated July, 1953,
survey and map by C. A. Monroe, P. E. and
L. S., recorded on 8/14/1953 at Doylestown
in the Office for the Recording of Deeds in
and for the County of Bucks in Plan Book 7

page 6, and which lot is more fully bounded and described according to a survey thereof made by C. A. Monroe, P.E. and L.S., dated 2/18/1954.

TAX PARCEL #05-036-155.

PROPERTY ADDRESS: 14 Butternut Road, Levittown, PA.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KATHLEEN WOLANSKI.**

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

BUCKINGHAM TOWNSHIP

DOCKET #2012-05555

ALL THAT CERTAIN Unit in the property now named and identified as Arbor Point-Phrase 2, a Condominium, situate in **BUCKINGHAM TOWNSHIP**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #06-070-252-068.

PROPERTY ADDRESS: 3061 East Brighton Street, Unit 68, Furlong, PA 18925.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **KATHRYN SCHMOYER.**

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

DOCKET #2013-00069

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

BEING more fully described in a Deed dated September 1, 2009, among the land records of the County and State set forth above, in Deed Volume Instrument #2009078285, Page.

TAX PARCEL #06-008-030-055.

PROPERTY ADDRESS: 3168 Brookside Drive, Furlong, PA 18925-1287, Township of Buckingham.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

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

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

DOCKET #2013-06130

WELLS FARGO BANK, N.A. v. MANFRED P. MAROTTA owner(s) of property situate in the **BUCKINGHAM TOWNSHIP**, Bucks County, Pennsylvania, being 3775 Buckingham Drive, Doylestown, PA 18902-1665.

TAX PARCEL #06-033-015.

PROPERTY ADDRESS: 3775 Buckingham Drive, Doylestown, PA 18902-1665.

JUDGMENT AMOUNT: \$ 265,565.48.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MANFRED P. MAROTTA.**

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

DOCKET #2013-08561

WELLS FARGO BANK, N.A. v. RYAN C. KRAUS owner(s) of property situate in the **BUCKINGHAM TOWNSHIP**, Bucks County, Pennsylvania, being 3873 Charter Club Drive, Doylestown, PA 18902-6901.

TAX PARCEL #06-066-049.

PROPERTY ADDRESS: 3873 Charter Club Drive, Doylestown, PA 18902-6901.

JUDGMENT AMOUNT: \$ 402,527.35.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RYAN C. KRAUS.**

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

CHALFONT BOROUGH

DOCKET #2013-08507

CITIMORTGAGE, INC. v. KARL H. GAUSZ A/K/A KARL GAUSZ A/K/A KARL H. GAUSZ, SR., AND NANCY D. GAUSZ F/K/A Nanci Boylin Decorrevont A/K/A Nanci D. GAUSZ owner(s) of property situate in the **CHALFONT BOROUGH**, Bucks County, Pennsylvania, being 104 Lilac Lane, Chalfont, PA 18914-3125.

TAX PARCEL #07-012-037.

PROPERTY ADDRESS: 104 Lilac Lane, Chalfont, PA 18914-3125.

JUDGMENT AMOUNT: \$ 157,689.37.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KARL H. GAUSZA/K/A KARL GAUSZA/K/A KARL H. GAUSZ, SR., AND NANCY D. GAUSZ F/K/A Nanci Boylin Decorrevont A/K/A Nanci D. Gausz.**

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

DOYLESTOWN TOWNSHIP

DOCKET #2010-09623

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

TAX PARCEL #09-031-004.

PROPERTY ADDRESS: 70 Shady Grove Circle, Doylestown, PA 18901.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD VALDEZ.**

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

DOCKET #2012-00699

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

BEING more fully described in a Deed dated August 25, 2006, among the land records of the County and State set forth above, in Deed Volume 5111, Page 1777.

TAX PARCEL #09-044-091-034-005.

PROPERTY ADDRESS: 5 Liberty Place, Doylestown, PA 18901-2255, Township of Doylestown.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **VINCENT J. TULLIO.**

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

DOCKET #2013-05381

ALL THAT CERTAIN parcel of land lying and being situate in the **TOWNSHIP OF DOYLESTOWN**, County of Bucks, and

Commonwealth of Pennsylvania, bounded and described as follows:

BEING more fully described in a Deed dated May 8, 2003, among the land records of the County and State set forth above, in Deed Volume 3369, Page 16.

TAX PARCEL #09-026-078-001.

PROPERTY ADDRESS: 800 Pebble Hill Road, Doylestown, PA 18901-3227, Township of Doylestown.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JOHN TILLGER AND TRACEY TILLGER.**

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

DOCKET #2013-07590

PROPERTY ADDRESS: 32 Bedford Avenue, Doylestown, Bucks County, PA 18901, **DOYLESTOWN TOWNSHIP.**

TAX PARCEL #09-025-026.

JUDGMENT AMOUNT: \$ 241,915.02.

BEING THE SAME PREMISES which Michael J. Ragnoli and Barbara A. Conte by deed dated May 9, 2011 and recorded May 12, 2011 in the Recorder of Deeds Office in and for Bucks County, Pennsylvania in Record Book 6723, Page 1914, granted and conveyed unto Barbara A. Ragnoli a/k/a Barbara A. Conte, her heirs and assigns.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL J. RAGNOLI AND BARBARA ANN RAGNOLI.**

SHAWN M. LONG, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DURHAM TOWNSHIP

DOCKET #2010-04703

ALL THAT CERTAIN message and tracts of land situate in the **TOWNSHIP OF DURHAM** in Bucks County, and State of Pennsylvania.

TAX PARCEL #11-006-010.

PROPERTY ADDRESS: 259 Old Furnance Road, Durham, PA 18039.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN TINDALL III A/K/A JOHN BENTON TINDALL III AND LUCINDA WAKEMAN TINDALL.**

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

EAST ROCKHILL TOWNSHIP

DOCKET #2013-07569

WELLS FARGO BANK, N.A. v. KARA MARIE MCDONAGH, in her capacity as Executrix and Devisee of the Estate of HELEN M. MCDONAGH owner(s) of property situate in the **EAST ROCKHILL TOWNSHIP**, Bucks County, Pennsylvania, being 33 Deer Run Road, Perkasio, PA 18944-2379.

TAX PARCEL #12-022-085.

PROPERTY ADDRESS: 33 Deer Run Road, Perkasio, PA 18944-2379.

JUDGMENT AMOUNT: \$ 246,210.75.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KARA MARIE MCDONAGH, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF HELEN M. MCDONAGH.**

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

FALLS TOWNSHIP

DOCKET #2011-07324

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

TAX PARCEL #13-8-23.

PROPERTY ADDRESS: 255 Collingswood Road, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANDREW C. SIMON AND CATHERINE L. SIMON AND THE UNITED STATES OF AMERICA C/O THE U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA.**

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

DOCKET #2011-08559

ALL THAT CERTAIN parcel of land lying and being situate in the **TOWNSHIP OF FALLS**,

County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING more fully described in a Deed dated February 27, 2009, among the land records of the County and State set forth above, in Deed Volume 6022, Page 2295.

TAX PARCEL #13-007-268.

PROPERTY ADDRESS: 432 Chelsea Road, Fairless Hills, PA 19030, Township of Falls.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT E. JOHNSON, DANIELLE JOHNSON A/K/A DANIELLE M. JOHNSON.**

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

DOCKET #2013-00026

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying at Levittown, in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot 5320R on Subdivision Map of Vermillion Hill, Levittown, Section 57, filed in the Office of the Recorder of Deeds of Bucks County on March 16, 1954 in Plan Book 8, Page 3, bounded and described as follow, to wit.

TAX PARCEL #13-020-032.

PROPERTY ADDRESS: 2 Venture Lane, Levittown, PA 19054-1008.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MATTHEW F. PARTEL.**

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

DOCKET #2013-01935

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

BEING more fully described in a Deed dated August 12, 2011, among the land records of the County and State set forth above, in Deed Volume 6813, Page 168.

TAX PARCEL #13-023-390.

PROPERTY ADDRESS: 108 Bald Cypress Lane, Levittown, PA 19054, Township of Falls.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **GARY CANTWELL.**

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

DOCKET #2013-08889

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

TAX PARCEL #13-19-574.

PROPERTY ADDRESS: 342 Thornridge Drive, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **TRACY R. BECK.**

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

HULMEVILLE BOROUGH

DOCKET #2013-07870

Plaintiff ACQUIRED CAPITAL II, L.P. vs. Defendants DAVID W. FAUST, SANDRA ANN FAUST AND FAUST FUNERAL HOME, INC. owner(s) of the property situate in the **BOROUGH OF HULMEVILLE**, Bucks County, Pennsylvania.

TAX PARCEL #16-001-036.

PROPERTY ADDRESS: 900 Bellevue Avenue, Hulmeville, PA.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID W. FAUST, SANDRA ANN FAUST AND FAUST FUNERAL HOME, INC.**

AMAR A. AGRAWAL, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

LOWER MAKEFIELD TOWNSHIP

DOCKET #2007-08140-18-1

WELLS FARGO BANK, NA v. BRIAN F. HATHAWAY AND PAMELA J. HATHAWAY owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, Bucks County, Pennsylvania, being 1804 Waterford Road, Yardley, PA 19067-5428.

TAX PARCEL #20-071-146-070.

PROPERTY ADDRESS: 1804 Waterford Road, Yardley, PA 19067-5428.

JUDGMENT AMOUNT: \$ 194,109.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRIAN F. HATHAWAY AND PAMELA J. HATHAWAY.**

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

DOCKET #2011-08419

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

BEING more fully described in a Deed dated April 17, 2008, among the land records in the County and State set forth above, in Deed Volume 5816, Page 810.

TAX PARCEL #20-15-33.

PROPERTY ADDRESS: 1628A Blue Bird Drive, Yardley, PA 19067, Township of Lower Makefield.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **SUBRAMANIAN PRABHAKARAN A/K/A SUBRAMANIAN PRABAKARAN.**

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

DOCKET #2013-07329

WELLS FARGO BANK, N.A. v. SHIRLEY BALBO AND BRIAN BALBO owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, Bucks County, Pennsylvania, being 655 Nancy Road, Yardley, PA 19067-1975.

TAX PARCEL #20-047-128.

PROPERTY ADDRESS: 655 Nancy Road, Yardley, PA 19067-1975.

JUDGMENT AMOUNT: \$ 347,089.62.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SHIRLEY BALBO AND BRIAN BALBO.**

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

DOCKET #2013-08404

CALIBER HOME LOANS, INC. v. HOWELL T. ANDERSON AND JENNIFER C. ANDERSON owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, Bucks County, Pennsylvania, being 278 Cinnabar Lane, Yardley, PA 19067-5717.

TAX PARCEL #20-060-246.

PROPERTY ADDRESS: 278 Cinnabar Lane, Yardley, PA 19067-5717.

JUDGMENT AMOUNT: \$ 297,689.82.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HOWELL T. ANDERSON AND JENNIFER C. ANDERSON.**

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

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2011-11567

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

BEING more fully described in a Deed dated September 30, 2008, among the land records of the County and State set forth above, in Deed Volume 5958, Page 2382.

TAX PARCEL #21-020-022.

PROPERTY ADDRESS: 93 East Endfield Road, Trevoise, PA 19053-2338, Township of Lower Southampton.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **VENIVALDO GONCALVES A/K/A VENIVALDO C. GONCALVES.**

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

DOCKET #2013-07420

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

TAX PARCEL #21-014-089.

PROPERTY ADDRESS: 704 Sterner Mill Road, (Lower Southampton Township), Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIR, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RANDY BEARDSLEY A/K/A D. RANDALL BEARDSLEY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRUCE MORETZ A/K/A BRUCE L. MORETZ, BETTY LOU BLEVINS, KNOWN HEIRS OF BRUCE MORETZ A/K/A BRUCE L. MORETZ, GEORGE MARSHALL MORETZ, KNOWN HEIR OF BRUCE MORETZ A/K/A BRUCE L. MORETZ, MOLLY MORETZ HORTENSTINE, KNOWN HEIROFBRUCEMORETZA/K/ABRUCE L. MORETZ, RANDY BEARDSLEY A/K/A D. RANDALL BEARDSLEY, LAST RECORD OWNER, BRUCE MORETZ A/K/A BRUCE L. MORETZ, LAST RECORD OWNER.**

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

DOCKET #2013-08891

WELLS FARGO BANK, N.A. v. KELLIE L. HAINES AND JASON E. LANGDON owner(s) of property situate in the **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 1518 Meadowbrook Road, a/k/a 1518 N. Meadowbrook Rd., Feasterville Trevose, PA 19053-4430.

TAX PARCEL #21-012-171.

PROPERTY ADDRESS: 1518 Meadowbrook Road, a/k/a 1518 N. Meadowbrook Rd., Feasterville Trevose, PA 19053-4430.

JUDGMENT AMOUNT: \$ 296,037.59.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KELLIE L. HAINES AND JASON E. LANGDON.**

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

MIDDLETOWN TOWNSHIP

DOCKET #2012-07988

NATIONSTAR MORTGAGE, LLC v. MARGARET WILDONGER owner(s)

of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 1 Terrace Road, Levittown, PA 19056-1503.
TAX PARCEL #22-048-014.
PROPERTY ADDRESS: 1 Terrace Road, Levittown, PA 19056-1503.
JUDGMENT AMOUNT: \$ 308,207.26.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **MARGARET WILDONGER.**
PHELAN HALLINAN, Esquire
EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-06378
OCWEN LOAN SERVICING, LLC v. DREW N. COLLINS AND THERESA MINCHELLA A/K/A THERESA R. MINCHELLA owner(s) of property situate in **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania, being 820 Avenue F, Langhorne, PA 19047-3825.
TAX PARCEL #22-017-194.
PROPERTY ADDRESS: 820 Avenue F, Langhorne, PA 19047-3825.
JUDGMENT AMOUNT: \$ 112,395.80.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **DREW N. COLLINS AND THERESA MINCHELLA A/K/A THERESA R. MINCHELLA.**
PHELAN HALLINAN, Esquire
EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

MILFORD TOWNSHIP

DOCKET #2013-02521
ALL THAT CERTAIN parcel of land lying and being situate in the **TOWNSHIP OF MILFORD**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:
BEING more fully described in a Deed dated February 27, 2006, among the land records of the County and State set forth above, in Deed Volume 4908, Page 69.
TAX PARCEL #23-005-081-001.
PROPERTY ADDRESS: 2275 Grant Road, Quakertown, PA 18951, Township of Milford.
IMPROVEMENTS: SINGLE FAMILY DWELLING.
SOLD AS THE PROPERTY OF: **KATTIA CHAVEZ A/K/A KATTIA T. CHAVEZ**

AND MARCIO ASTUDILLO A/K/A MARCIO F. ASTUDILLO.
SCOTT A. DIETTERICK, Esquire
EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-05629

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **MILFORD TOWNSHIP**, Bucks County, and State of Pennsylvania, known as 1412 Concord Court, Quakertown, bounded and described as follows, to wit.
TAX PARCEL #23-22-44-1412.
PROPERTY ADDRESS: 1412 Concord Court, Quakertown, Bucks County, Milford Township.
IMPROVEMENTS: A SINGLE FAMILY, RESIDENTIAL DWELLING AND RELATED IMPROVEMENTS.
SOLD AS THE PROPERTY OF: **DAWN S. MILLER.**
JEFFREY G. TRAUGER, Esquire
EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

MORRISVILLE BOROUGH

DOCKET #2013-07801
BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. v. ROBERT L. SMITH AND BONNIE FAITH SMITH owner(s) of property situate in the **MORRISVILLE BOROUGH**, Bucks County, Pennsylvania, being 315 Green Street, Morrisville, PA 19067-1233.
TAX PARCEL #24-012-026.
PROPERTY ADDRESS: 315 Green Street, Morrisville, PA 19067-1233.
JUDGMENT AMOUNT: \$ 127,914.00.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **ROBERT L. SMITH AND BONNIE FAITH SMITH.**
PHELAN HALLINAN, Esquire
EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

NEW BRITAIN TOWNSHIP

DOCKET #2013-07052
ALL THAT CERTAIN TRACT, lot or piece of ground with the buildings and improvements thereon erected, hereditaments

and appurtenances, Situate in **NEW BRITAIN TOWNSHIP**, County of Bucks, Commonwealth of Pennsylvania, as shown on a Record Plan prepared by Mark G. Hintenlang, P. E. of New Britain, Pennsylvania dated May 9, 2005 and last revised June 2, 2006.

TAX PARCEL #26-001-095-002.

PROPERTY ADDRESS: 181 Sellersville Road, Chalfont, PA 18914, Township of New Britain.

IMPROVEMENTS: A TWO STORY SPLIT LEVEL DWELLING CONSISTING OF 7 ROOMS, 3 BEDROOMS, 2 ½ BATHS AND A 2 CAR GARAGE ON A LOT SIZE OF 10.23 ACRES.

SOLD AS THE PROPERTY OF: **R. MATTHEW SHOEMAKER, JR.**

DOUGLAS G. THOMAS, Esquire

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

NEWTOWN TOWNSHIP

DOCKET #2009-10373

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

TAX PARCEL #29-043-128.

PROPERTY ADDRESS: 293 Sequoia Drive, Newtown, PA 18940.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD F. ROGGENDORF.**

MICHAEL T. MCKEEVER, Esquire

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

NOCKAMIXON TOWNSHIP

DOCKET #2011-05988

ALL THAT CERTAIN parcel or tract of ground with the buildings and improvements thereon erected situate in the **TOWNSHIP OF NOCKAMIXON**, County of Bucks; commonly known as 2206 River Road, Upper Black Eddy, Pennsylvania 18972.

TAX PARCEL #30-9-1, 30-9-3 and 30-9-5.

PROPERTY ADDRESS: 2206 River Road, Upper Black Eddy, PA 18972, Township of Nockamixon and Bridgeton.

IMPROVEMENTS: PARCEL W/BUILDING AND IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **E. THOMAS SCHWEDER AND BEVERLY PIEREN SCHWEDER.**

PRESTON D. JAQUISH, Esquire

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

NORTHAMPTON TOWNSHIP

DOCKET #2007-09458-25-1

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

TAX PARCEL #31-63-118.

PROPERTY ADDRESS: 104 Lempa Road, Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES SULLIVAN A/K/A JAMES J. SULLIVAN, JR. AND JANET SULLIVAN A/K/A JANET S. SULLIVAN.**

TERRENCE J. MCCABE, Esquire

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

DOCKET #2013-02740

PENNYMAC CORP. v. THOMAS E. WARDLE AND PATRICE A. WARDLE owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 125 Anselm Drive, Richboro, PA 18954-2032.

TAX PARCEL #31-012-132.

PROPERTY ADDRESS: 125 Anselm Drive, Richboro, PA 18954-2032.

JUDGMENT AMOUNT: \$ 592,011.59.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS E. WARDLE AND PATRICE A. WARDLE. PHELAN HALLINAN**, Esquire
EDWARD J. DONNELLY, Sheriff

PLUMSTEAD TOWNSHIP

DOCKET #2012-00732

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. v. COLIN MOSHER A/K/A COLIN JOHNSTON MOSHER AND ROSSANA QUATTROCCHI owner(s) of property situate in the

PLUMSTEAD TOWNSHIP, Bucks County, Pennsylvania, being 4465 Summer Meadow Drive, Doylestown, PA 18902-8803.

TAX PARCEL #34-039-122.

PROPERTY ADDRESS: 4465 Summer Meadow Drive, Doylestown, PA 18902-8803.

JUDGMENT AMOUNT: \$ 315,745.49.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **COLIN MOSHER A/K/A COLIN JOHNSTON MOSHER AND ROSSANA QUATTROCCHI.**

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

QUAKERTOWN BOROUGH

DOCKET #2013-01923

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. WILLIAM LEMBURG owner(s) of property situate in the **QUAKERTOWN BOROUGH, 3rd WARD**, Bucks County, Pennsylvania, being 18 South Hellertown Avenue, Quakertown, PA 18951-1728.

TAX PARCEL No. 1 #35-008-333.

TAX PARCEL No. 2 #35-008-331.

PROPERTY ADDRESS: 18 South Hellertown Avenue, Quakertown, PA 18951-1728.

JUDGMENT AMOUNT: \$ 178,392.78.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

RICHLAND TOWNSHIP

DOCKET #2012-01676

ALL THOSE CERTAIN lots or parcels of land situate in **RICHLAND TOWNSHIP**, Bucks County, Pennsylvania described according to a Plan of Bungalow Park recorded in Plan Book 1, Page 133 as follows to wit.

TAX PARCEL #36-21-22.

PROPERTY ADDRESS: 146 John Street, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTOPHER LACAVA AND KRISTINE LACAVA.**

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

DOCKET #2013-03902

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

BEING more fully described in a Deed dated August 19, 2011, among the land records of the County and State set forth above, in Deed Volume 6799, Page 1107.

TAX PARCEL #36-027-168.

PROPERTY ADDRESS: 428 Terrace Drive, Quakertown, PA 18951, Township of Richland.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **NICOLE WHEELER AND DENNIS JAY WHEELER, JR. A/K/A DENNIS J. WHEELER, JR.**

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

TELFORD BOROUGH

DOCKET #2012-03479

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

TAX PARCEL #43-002-181.

PROPERTY ADDRESS: 201 Village Green Lane, Telford, PA 18969.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **TYRONE POMPEI AND EILEEN POMPEI.**

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

UPPER MAKEFIELD TOWNSHIP

DOCKET #2013-05155

NATIONSTAR MORTGAGE, LLC v. MARK A. WOOD A/K/A MARK WOOD A/K/A

MARK ALDEN WOOD AND ELENA WOOD owner(s) of property situate in the **TOWNSHIP OF UPPER MAKEFIELD**, Bucks County, Pennsylvania, being 109 Walker Road, Washington Crossing, PA 18977-1526.

TAX PARCEL #47 027 066.

PROPERTY ADDRESS: 109 Walker Road, Washington Crossing, PA 18977-1526.

JUDGMENT AMOUNT: \$ 422,406.70.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARK A. WOOD A/K/A MARK WOOD A/K/A MARK ALDEN WOOD AND ELENA WOOD.**

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

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2010-03397

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

TAX PARCEL #48-15-34-1.

PROPERTY ADDRESS: 40 Princeton Rd., Huntingdon Valley, PA 19006.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTIE MOORE AND LOUIS MOORE.**

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

WARMINSTER TOWNSHIP

DOCKET #2011-05893

OCWEN LOAN SERVICING, LLC v. JEFFREY S. DICKSON A/K/A JEFFREY DICKSON AND ANNEMARIE DICKSON owner(s) of property situate in the **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, being 974 Georges Lane, Warminster, PA 18974-2614.

TAX PARCEL #49-013-007.

PROPERTY ADDRESS: 974 Georges Lane, Warminster, PA 18974-2614.

JUDGMENT AMOUNT: \$ 333,780.82.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY S. DICKSON A/K/A JEFFREY DICKSON AND ANNEMARIE DICKSON.**

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

DOCKET #2012-06716

WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MASTR ASSET BACKED SECURITIES TRUST 2007-NCW, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NCW v. DANIEL J. HEBLING AND THERESA H. HEBLING owner(s) of property situate in the **TOWNSHIP OF WARMINSTER**, Bucks County, Pennsylvania, being 460 Ivy Street, Warminster, PA 18974-4717.

TAX PARCEL #49 019 030.

PROPERTY ADDRESS: 460 Ivy Street, Warminster, PA 18974-4717.

JUDGMENT AMOUNT: \$ 258,405.79.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DANIEL J. HEBLING AND THERESA H. HEBLING.**

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

DOCKET #2013-02678

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 November 23, 2009, among the land records of the County and State set forth above, in Deed Volume 6283, page 730.

TAX PARCEL #49-009-509.

PROPERTY ADDRESS: 509 Germantown Court, Warminster, PA 18974-2095, Township of Warminster.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DEBORAH C. MOLZAHN.**

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

DOCKET #2013-03023

PENNYMAC HOLDINGS, LLC F/K/A PENNYMAC MORTGAGE INVESTMENT

TRUST HOLDINGS I, LLC v. PATRICIA A. HALEY owner(s) of property situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, being 531 7th Avenue, Warminster, PA 18974-4451.

TAX PARCEL #49-014-186.

PROPERTY ADDRESS: 531 7th Avenue, Warminster, PA 18974-4451.

JUDGMENT AMOUNT: \$ 218,103.37.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICIA A. HALEY**.

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

DOCKET #2013-08419

OCWEN LOAN SERVICING, LLC v. JAMES W. STOWMAN AND MARY L. STOWMAN A/K/A MARY LEE STOWMAN owner(s) of property situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, being 701 Cypress Road, Warminster, PA 18974-4306.

TAX PARCEL #49-015145.

PROPERTY ADDRESS: 701 Cypress Road, Warminster, PA 18974-4306.

JUDGMENT AMOUNT: \$ 266,242.10.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES W. STOWMAN AND MARY L. STOWMAN A/K/A MARY LEE STOWMAN**.

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

DOCKET #2013-08443

ALL THAT CERTAIN lot or piece of land, situate in the **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania and described according to a Certain Plan thereof known as Final Plan of "Meadowood" made by Charles E. Shoemaker, Registered Professional Engineer dated April 9, 1957 and last revised December 13, 1960 said Plan being recorded in the Office of the Recorder of Deeds for Bucks County at Doylestown, Pennsylvania in Plan Book 21 page 1 and amended by Agreement dated November 23, 1964 and recorded in Deed Book 1789 page 119 as follows to wit.

TAX PARCEL #49-040-070.

PROPERTY ADDRESS: 794 Ivers Lane, Warminster, PA 18974, Township of Warminster.

IMPROVEMENTS: RANCH DWELLING.

SOLD AS THE PROPERTY OF: **COLLEEN A. TREW**.

DOUGLAS G. THOMAS, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-09187

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

TAX PARCEL #49-41-91.

PROPERTY ADDRESS: 730 Roger Rd., Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JOHN D. CRACKNELL**.

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

WARRINGTON TOWNSHIP

DOCKET #2010-10765

ALL THAT CERTAIN unit, designated as Unit #22, being a Unit in Hampton Greens, a Condominium, Situate in the **TOWNSHIP OF WARRINGTON**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #50-035-186-002-022.

PROPERTY ADDRESS: 22 Basswood Court Unit #22, Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHELLE K. ARNOLD**.

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

DOCKET #2012-03000

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

BEING more fully described in a Deed dated August 25, 2008, among the land records of the County and State set forth above, in Deed Volume 5900, Page 1550.

TAX PARCEL #50-034-018.

PROPERTY ADDRESS: 65 Poplar Road, Warrington, PA 18976-2518, Township of Warrington.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **THOMAS J. LEE AND UNITED STATES OF AMERICA.**

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

DOCKET #2013-07665

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

TAX PARCEL #50-030-128.

PROPERTY ADDRESS: 2138 Green Ridge Drive, Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID SLEZAK.**

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

WARWICK TOWNSHIP

DOCKET #2007-04921-31-1

HSBC BANK USA, NATIONAL ASSOCIATION FOR THE BENEFIT OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES v. RICHARD BARONE AND DONNA BARONE A/K/A DONNA L. BARONE A/K/A DONNA L. EVANS owner(s) of property situate in the

TOWNSHIP OF WARWICK, Bucks County, Pennsylvania, being 986 Gates Place, Warminster, PA 18974-1131.

TAX PARCEL #51-014-045.

PROPERTY ADDRESS: 986 Gates Place, Warminster, PA 18974-1131.

JUDGMENT AMOUNT: \$ 278,786.34.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD BARONE AND DONNA BARONE A/K/A DONNA L. BARONE A/K/A DONNA L. EVANS.**

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

WEST ROCKHILL TOWNSHIP

DOCKET #2013-08585

WELLS FARGO BANK, N.A. v. JAMES C. STAUB A/K/A JAMES STAUB owner(s) of property situate in **WEST ROCKHILL TOWNSHIP**, Bucks County, Pennsylvania, being 3085 Rich Hill Road, Quakertown, PA 18951-5228.

TAX PARCEL #52-009-081.

PROPERTY ADDRESS: 3085 Rich Hill Road, Quakertown, PA 18951-5228.

JUDGMENT AMOUNT: \$ 163,574.39.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES C. STAUB A/K/A JAMES STAUB.**

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

YARDLEY BOROUGH

DOCKET #2013-04268
BRANCH BANKING AND TRUST
COMPANY v. RAEANN BANKER A/K/A
RAEANN BANKER LEENHOUTS
owner(s) of property situate in **YARDLEY
BOROUGH**, Bucks County, Pennsylvania,
being 9 Letchworth Avenue, Yardley, PA
19067-1733.
TAX PARCEL #54-007-095.
PROPERTY ADDRESS: 9 Letchworth
Avenue, Yardley, PA 19067-1733.
JUDGMENT AMOUNT: \$ 249,545.17.
IMPROVEMENTS: RESIDENTIAL
PROPERTY.
SOLD AS THE PROPERTY OF: **RAEANN
BANKER A/K/A RAEANN BANKER
LEENHOUTS.**
PHELAN HALLINAN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-08504

ALL THAT CERTAIN lot of land situate in
YARDLEY BOROUGH, Bucks County,
Pennsylvania.
TAX PARCEL #54-10-1-1712.
PROPERTY ADDRESS: 300 South Main
Street, Unit 1712, Yardley, PA 19067.
IMPROVEMENTS: RESIDENTIAL HOUSE
DWELLING.
SOLD AS THE PROPERTY OF: **PATRICIA
L. SIMS A/K/A PATRICIA SIMS.**
MARK J. UDREN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

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

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

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.

ALL NATURAL & ORGANIC LANDSCAPING, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

James W. Sutton, Jr., PC, Solicitors
1014 Millcreek Drive
Feasterville, PA 19053

C & B MULTI SERVICES, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

David Black, Accountant
88 Jasen Drive
Chalfont, PA 18914

CMS INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988 as amended.

Semanoff Ormsby Greenberg & Torchia, LLC, Solicitors
2617 Huntingdon Pike
Huntingdon Valley, PA 19006

MATA GAYATRI, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Kelly & Herron PC, Solicitors
1500 Market St.
Center Sq., West Tower
Suite W3110
Philadelphia, PA 19102

RHINO MORRISVILLE, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Joseph A. Wacker, Solicitor
630 Parkway Dr.
Broomall, PA 19008

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

THE RUDOLPH LAW FIRM, P.C. has been incorporated under the provisions of Chapter 29 of the Business Corporation Law of 1988 as a Professional Corporation.

The Rudolph Law Firm, P.C., Solicitors
50 South Main Street
Doylestown, PA 18901

Change of Name

IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY
CIVIL ACTION—LAW
NO. 2014-01216

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 **HYUN YONG LEE** to **HAYDEN HYUN YONG LEE**.

The Court has fixed April 22, 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.

Classified Ad

FAMILY LAW ATTORNEY

Well established Bucks County family law firm looking for an attorney with a minimum of at least *three* years domestic relations experience. Send resume in confidence to the Bucks County Law Reporter, Ad #320, P. O. Box 300, Doylestown, PA 18901.

OFFICE FOR RENT, DOYLESTOWN HISTORIC DISTRICT

43 E. Oakland Avenue

Ideal locale two blocks from the courthouse, walk to everything! 1,100 square feet, charming 1800s Victorian bldg., covered front porch, alcove windows. \$1,500 mo. Available May 1. One parking

space. Landlord pays heat, taxes, water and trash. Call 215.340.5039 or email ntaylor@ntaylorlaw.com

Confirmation of Account

Second and Final Publication

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

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

ANY PERSON who fails to present his/
her claim or make objection in person or by
attorney at the audit or confirmation of the
account will be barred forever from so doing.
PATRICIA FLAIG – Phillip T. Tenaglia,
Executor

EDNA J. HENRY – Keith B. Henry, Executor
DORIS SLAGLE – Susan Y. Walter,
Executrix

ARLENE I. STEVENS – Keith R. Stevens,
Executor

KIM M. SHATROWSKY – Debra Porter,
Executrix

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

Estate Notice

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

First Publication

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.

*Second Publication***BARONE, ANTHONY R., dec'd.**

Late of Lower Makefield Township.

Executrices: **MARIE DOLAN**, P. O. Box 755, Washington Crossing, PA 18977, **LORAIN BURNS**, 6429 Somersby Drive, Murrells Inlet, SC 29576, and **JOANNE DRAGUN**, 13061 Biggin Church Rd. S., Jacksonville, FL 32224.

Attorney: **ANTHONY L. LOSCALZO**, 410 Floral Vale Blvd., Yardley, PA 19067-5526.

BROWN, IRA, dec'd.

Late of Northampton Township.

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

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

BUSCH, FRED W., dec'd.

Late of Warminster Township.

Executrix: **MARY ANN GARRETT**, c/o Alice Hart Hughes, Esquire, 27 South State Street, Newtown, PA 18940.

Attorney: **ALICE HART HUGHES**, 27 South State Street, Newtown, PA 18940.

CASTLES, CLAYTON, dec'd.

Late of Lower Makefield Township.

Executrix: **MARILYN C. SNYDER**, c/o Joseph P. Caracappa, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

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

DENT, ELMIRA P., dec'd.

Late of Philadelphia, PA.

Executors: **SHARI RABENSTINE**, 686 Glen Rd., Warminster, PA 18974; **PATRICE SPENCER**, 3701 Berkley Rd., Bensalem, PA 19020 and **JOHN DENT**, 42 Sunset Rd., Duxbury, MA 02332.

DURNIN, JR., EDWARD L. a/k/a EDWARD L. DURNIN, dec'd.

Late of Bristol Township.

Executrix: **DEBRA ANN BONFIG**, 38 Wildrose Lane, Levittown, PA 19054.

Attorney: **JOHN A. TORRENTE**, Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., Langhorne, PA 19047.

FEINBERG, RUTH, dec'd.

Late of Langhorne, Bucks County, PA.

Executor: **MARK E. FEINBERG**, 142 Joralemon St., #5A, Brooklyn, NY 11201.

FEUCHTER, GARY F. a/k/a GARY FEUCHTER, dec'd.

Late of Warwick Township.

Executor: **STEPHEN FEUCHTER**, 2268 Lilac Lane, Jamison, PA 18929.

Attorney: **CHARLES G. CHELEDEN**, 21 A East Ashland Street, Doylestown, PA 18901.

LINKE, PHILOMENA, dec'd.

Late of Richland Township.

Executrix: **KATHLEEN S. SMULLIGAN**, c/o Bricker, Landis, Hunsberger & Gingrich, LLP, 114 E. Broad Street, P. O. Box 64769, Souderton, PA 18964.

LUDOVICI, VIOLA M., dec'd.

Late of Upper Southampton Township.

Executor: **LOUIS F. FLOGE, JR.**, Esquire, 2246 Bristol Pike, Bensalem, PA 19020.

Attorney: **ROBERT M. DeBIAS**, 2246 Bristol Pike, Bensalem, PA 19020.

MOYER, DORIS G., dec'd.

Late of Telford Borough.

Executor: **UNIVEST BANK AND TRUST CO.**, 14 N. Main Street, P. O. Box 559, Souderton, PA 18964.

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

PLOWRIGHT, ISABEL T., dec'd.

Late of Bensalem Township.

Administratrix: **SARAH E. FORST**, c/o Janene B. Reilly, Esquire, 1835 Market Street, Philadelphia, PA 19103-2968.

Attorney: **JANENE B. REILLY**, Teeters Harvey Marrone & Kaier LLP, 1835 Market Street, Philadelphia, PA 19103-2968.

ROLLINS, RUTH V. a/k/a RUTH ROLLINS, dec'd.

Late of Bristol Township.

Executrix: **BARBARA R. KAPLAN a/k/a BARBARA KAPLAN**, 524 Schooner Lane, Longboat Key, FL 34228.

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

SAUER, ROBERT M., dec'd.

Late of Chalfont Borough.

Executors: **ROBERT M. SAUER, JR.** and **WILLIAM C. SAUER**, 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.

SIEGFRIED, SR., EDWARD F., dec'd.

Late of Hilltown Township.

Executor: **EDWARD F. SIEGFRIED, JR.**, c/o Tomlinson & Gerhart, 414 Main Street, P. O. Box 14, East Greenville, PA 18041.

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

VanDUSEN, BRUCE BUICK, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **CAROLYN P. VanDUSEN**, 1382 Newtown-Langhorne Rd., Apt. N09, Newtown, PA 18940-2401.

Attorney: **MICHAEL MILLS**, Antheil Maslow & MacMinn, LLP, 1382 Newtown-Langhorne Rd., Apt. N09, Newtown, PA 18940-2401.

WALLACE, ROLLA a/k/a ROLLA WILLIAM WALLACE, ROLLA W. WALLACE and ROLLA W. WALLACE, JR., dec'd.

Late of Warrington, Bucks County, PA.

Executrix: **DONNA J. WALLACE**, c/o Holmberg Law Offices, 193 Easton Rd., Horsham, PA 19044.

Attorney: **GLEN R. HOLMBERG**, Holmberg Law Offices, 193 Easton Rd., Horsham, PA 19044.

WOJSOWSKI, JR., WALTER a/k/a WALTER EDWARD WOJSOWSKI, JR., WALTER E. WOJSOWSKI and WALTER EDWARD WOJSOWSKI, dec'd.

Late of Middletown Township.

Executor: **DANIEL BRENNAN**, c/o Linda M. McDonough, Esquire, P. O. Box 694, Doylestown, PA 18901.

Attorney: **LINDA M. MC DONOUGH**, P. O. Box 694, Doylestown, PA 18901.

Third and Final Publication

ALDERFER, ESTELLA a/k/a ESTELLE ALDERFER, dec'd.

Late of Telford Borough.

Executrix: **MARY L. MUSE**, c/o Jay C. Glickman, Esquire, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P. O. Box 1277, Lansdale, PA 19446.

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

ANGELY, VERA E., dec'd.

Late of Warrington, Bucks County, PA.

Executor: **BARRY R. ANGELY**, c/o James F. Carney, Esquire, 610 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462.

Attorney: **JAMES F. CARNEY**, 610 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462.

BERRY, LOUISE, dec'd.

Late of Bensalem Township.

Executrix: **BERNADETTE CIFELLI**, c/o James M. Martin, Esquire, One Neshaminy Interplex, Ste. 202, Trevose, PA 19053.

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

BRAUNSAR, ANTON, dec'd.

Late of Upper Southampton Borough.

Administrator: **JOHN BRAUNSAR**, c/o Thomas M. Guinan, Esquire, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

Attorney: **THOMAS M. GUINAN**, Howland, Hess, Guinan, Torpey, Cassidy & O'Connell, LLP, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

BROWN, JR., BRUCE WALTER a/k/a BRUCE BROWN, JR., dec'd.

Late of Bristol Township.

Executor: **BRUCE WALTER BROWN, III**, 123 Euclid Avenue, Croydon, PA 19021.

Attorney: **DONALD WILLIFORD**, 114 Radcliffe Street, Bristol, PA 19007.

CARANCI, CARMELA, dec'd.

Late of Bristol Township.

Executor: **JOSEPH ROSS CARANCI, JR.** a/k/a **JOSEPH R. CARANCI, JR.**, c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

CAROTENUTO, GERTRUDE J., dec'd.

Late of Upper Southampton Township.

Executrix: **MEREDITH LESLIE SEIGLE**, Esquire (a/k/a **MEREDITH L. SEIGLE-DI CLAUDIO**, Esquire), Two Penn Center Plaza, Ste. 1030, Philadelphia, PA 19102.

Attorney: **MEREDITH L. SEIGLE**, Southampton Legal Services, Inc., Two Penn Center Plaza, Ste. 1030, 15th & JFK Boulevard, Philadelphia, PA 19102.

CONNOLLY, PAUL a/k/a PAUL B. CONNOLLY, dec'd.

Late of New Britain Township.

Executor: **WILLIAM B. CONNOLLY**, 201 Wiltshire Dr., Chalfont, PA 18914.

CYCHOWSKI, MICHAEL E. a/k/a MIKE CYCHOWSKI, dec'd.

Late of Newtown Township.

Executrix: **LUCILLE CYCHOWSKI**, 861 Morefield Rd., Philadelphia, PA 19115.

DELANEY, MARY C., dec'd.

Late of New Britain Township.

Executor: **DENNIS M. DELANEY**, 270 New Rd., Southampton, PA 18966.

DiMIDIO, DANIEL, dec'd.

Late of Bristol Township.

Executors: **DANTE DiMIDIO** and **DIANA RIZZARDI**, c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

EJDYS, MILDRED a/k/a MILDRED T. EJDYS, dec'd.

Late of Middletown Township.

Executor: **THEODORE EJDYS**, 2750 Trenton Road, Levittown, PA 19056.

Attorney: **HARRY J. AGZIGIAN**, 2750 Trenton Road, Levittown, PA 19056.

FRIEL, FRANCIS P., dec'd.

Late of Bensalem Township.

Executrix: **KATHLEEN HOOVER** (a/k/a **KATHLEEN HOOVER FRIEL**), c/o Renata T. Pabisz, Esquire, 2410 Bristol Rd., Bensalem, PA 19020.

Attorney: **RENATA T. PABISZ**, Dorian, Goldstein, Wisniewski & Orchinik P.C., 2410 Bristol Rd., Bensalem, PA 19020.

GRIEFEN, FAITH A. a/k/a FAITH ADAMS GRIEFEN, dec'd.

Late of Town of Lexington, Middlesex County, Massachusetts.

Executor: **MICHAEL W. GRIEFEN**, 32 Park Laughton Road, E. Dummerston, VT 05346-9555 and **MICHAEL D. BROCKELMAN**, 311 Main Street, Worcester, MA 01615-0156.

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

HUBLER, LAURA S., dec'd.

Late of Southampton, Upper Southampton Township.

Executrix: **RUTH L. WAGNER**, 73 Trappe Lane, Langhorne, PA 19047.

Attorney: **ANNE SCHEETZ DAMON**, Williams & Scheetz, 935 Second Street Pike, Richboro, PA 18954.

HUTCHINSON, DOROTHY, dec'd.

Late of Bristol Township.

Administratrix: **SALLY ANN YOUNG** a/k/a **SALLY YOUNG**, 33 Lions Drive, Morrisville, PA 19067.

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

INVERSO, ANGELO JOSEPH, dec'd.

Late of Plumstead Township.

Executor: **LEO PAGDON**, 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.

KINSEY, LYNNE D., dec'd.

Late of West Rockhill Township.

Executor: **FRANCES L. SHELLY**, 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.

LICHTENWALNER, MARY V. a/k/a MARY B. LICHTENWALNER, dec'd.

Late of Quakertown, Bucks County, PA.

Executors: **WAYNE E. BRUNNER** and **JOYCE B. SIMMS**, c/o Young & Young, Rebecca M. Young, Esq., Lia K. Snyder, Esq., 119 E. Main Street, Macungie, PA 18062.

Attorneys: **YOUNG & YOUNG**, Rebecca M. Young, Esq., Lia K. Snyder, Esq., 119 E. Main Street, Macungie, PA 18062.

MANUEL, THOMAS PATTERSON, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **TODD MANUEL**, 19 Valley View Road, Chalfont, PA 18914.

MARTIN, EDWARD L., dec'd.

Late of Milford Township.

Executors: **JOANNE STONEBACK** and **RICHARD A. STONEBACK**, c/o Robert G. Moffett, Esquire, 415 West Broad Street, Quakertown, PA 18951.

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

McEWEN, MARGARET A., dec'd.

Late of Lower Southampton Township.

Executrix: **JOAN WIDDOP**, 2005 Park Avenue, Oakford, PA 19053.

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

McGONEGAL, PATRICK a/k/a PATRICK J. McGONEGAL, dec'd.

Late of Falls Township.

Executor: **GEORGE WACHTER**, 134 Bedford Road, Fairless Hills, PA 19030.

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

NIEMIEC, SOPHIA F., dec'd.

Late of Fairless Hills, Bucks County, PA.

Executors: **JOHN S. NIEMIEC**, 272 Cardiff Road, Fairless Hills, PA 19030 and **JAMES E. NIEMIEC**, 160 North Turn Lane, Levittown, PA 19054.

PAPPALARDO, ALAN F., dec'd.

Late of Morrisville Borough.

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

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

PONZURICK, RUTH O., dec'd.

Late of Tullytown Borough.

Executrix: **RUTH ANN CZECH**, c/o
Denis W. Lantot, Esquire, 312 Oxford
Valley Road, Fairless Hills, PA 19030.

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

PYE, SR., WARREN S., dec'd.

Late of Morrisville, Makefield Township.

Executrix: **ROSEMARIE PYE**, 2
Narcissus Lane, Levittown, PA 19054.

QUINN, RICHARD F., dec'd.

Late of Feasterville Trevose, Bucks
County, PA.

Executor: **SEAN QUINN**, 11 Country
Lane, Mullica Hill, NJ 08062.

RAFFLE, LARRY, dec'd.

Late of Warminster Township.

Executrix: **SHEILA RAFFLE**, c/o Alan
J. Denis, Esquire, 150 Monument Road,
Ste. 500, Bala Cynwyd, PA 19004.

Attorney: **ALAN J. DENIS**, 150
Monument Road, Ste. 500, Bala Cynwyd,
PA 19004.

RICHLIN, HARRY A., dec'd.

Late of Philadelphia City.

Executor: **ROBERT RICHLIN**, 2148
Strahle St., 1st Floor, Philadelphia,
PA 19152.

RICHLIN, SHARON P., dec'd.

Late of Bristol Township.

Executor: **ROBERT RICHLIN**, 2148
Strahle St., 1st Floor, Philadelphia,
PA 19152.

ROSS, JEFFREY A., dec'd.

Late of Doylestown, Bucks County, PA.

Administratrix: **HEIKE ROSS**, c/o
Liliana Yazno-Bartle, Esquire, The
Law Offices of Caryl Andrea Oberman,
LLC, 705 Easton Road, Willow Grove,
PA 19090.

SMITH, DAVID A., dec'd.

Late of Warminster Township.

Executrix: **MEGAN T. SMITH**, 130 East
5th Avenue, Conshohocken, PA 19428-
1713.

Attorney: **GARY R. EGOVILLE**,
630 West Main Street, Lansdale, PA
19446-2012.

SMITH, MELINDA J., dec'd.

Late of Hilltown Township.

Executrix: **ROSEMARY H.
LAMBRIGHT**, 1220 Revere Drive,
Chalfont, PA 18914.

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

TRAUB, CHARLENE J. a/k/a CHARLENE

TRAUB, dec'd.

Late of Hilltown Township.

Administrator: **JAMES D. TRAUB**, c/o
Grim, Biehn & Thatcher, P. O. Box 215,
Perkasie, PA 18944.

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

WILSON, JEAN L., dec'd.

Late of Doylestown, Bucks County, PA.

Executrix: **SHERYL J. GORDON**, 4740
Dickinson Way, Doylestown, PA 18902.

Miscellaneous

BUCKS COUNTY,
COURT OF COMMON PLEAS
Number 2013-10001

ONEWEST BANK, FSB, PLAINTIFF

v.

**MAUREEN V. SHUSTER, KNOWN
SURVIVING HEIR OF JAMES C.
SHUSTER, DECEASED MORTGAGOR
AND REAL OWNER, JAMES C.J.
SHUSTER, KNOWN SURVIVING HEIR
OF JAMES C. SHUSTER, DECEASED
MORTGAGOR AND REAL OWNER,
PAUL G.S. SHUSTER, KNOWN
SURVIVING HEIR OF JAMES C.
SHUSTER, DECEASED MORTGAGOR
AND REAL OWNER, CLARK L.
SHUSTER, KNOWN SURVIVING HEIR
OF JAMES C. SHUSTER, DECEASED
MORTGAGOR AND REAL OWNER,
UNKNOWN SURVIVING HEIR OF
JAMES C. SHUSTER, DECEASED
MORTGAGOR AND REAL OWNER,
DEFENDANTS**

TO: UNKNOWN SURVIVING HEIR
OF JAMES C. SHUSTER, DECEASED
MORTGAGOR AND REAL OWNER

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

PREMISES SUBJECT TO
FORECLOSURE: 20 WINDOVER LANE,
DOYLESTOWN, PENNSYLVANIA 18901.

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

Terrence J. McCabe, Solicitor, ID # 16496
Marc S. Weisberg, Solicitor, ID # 17616
Edward D. Conway, Solicitor, ID # 34687
Margaret Gairo, Solicitor, ID # 34419
Andrew L. Markowitz, Solicitor, ID #28009
Heidi R. Spivak, Solicitor, ID # 74770
Marisa J. Cohen, Solicitor, ID # 87830
Christine L. Graham, Solicitor, ID # 309480
Brian T. LaManna, Solicitor, ID # 310321
Ann E. Swartz, Solicitor, ID # 201926
Joseph F. Riga, Solicitor, ID # 57716
Joseph I. Foley, Solicitor, ID # 314675
Celine P. DerKrikorian, Solicitor, ID # 313673
Jennifer L. Wunder, Solicitor, ID # 315954
Lena Kravets, Solicitor, ID # 315954
Carol A. DiPrinzio, Solicitor, ID # 316094
McCabe, Weisberg and Conway, P.C.
Attorneys for Plaintiff
123 South Broad Street
Suite 1400
Philadelphia, PA 19109
(215) 790-1010

TO: ALL UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER RICHARD JAMES
TRAPP

On March 19, 2014, a Writ of Execution was issued by Wells Fargo Bank, N.A. against you (in the amount of \$194,872.08 with interest continuing from August 31, 2011 at the Mortgage per diem of \$31.89 until the date of sale plus costs of suit), filed at Bucks C.C.C.P. No. 2011-08903, for sale of the mortgaged premises located at 44 Mockorange Lane, Levittown, Bucks County, PA, with a Parcel No. of 05-049-081. The sheriff sale is scheduled for June 13, 2014 at 11:00 a.m. at James Lorah Auditorium, 132 North Main Street, Doylestown, PA.

Anthony R. Distasio, Esquire
Linton, Distasio & Edwards, P.C.
(610) 374-7320

First 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

Second Publication

NEW BRITAIN TOWNSHIP
DENNIS MILLIGAN - 28 TERESA LANE
(TMP# 26-021-075)

Notice is hereby given that at the request of New Britain Township, the Bucks County Court of Common Pleas has issued a Writ of Scire Facies against Dennis Milligan as the owner of 28 Teresa Lane, Chalfont, PA 18914

(TMP# 26-021-075). This Writ is being issued to collect five separate municipal claims filed against 28 Teresa Lane for the cost of abating health, fire, safety, and zoning code violations at this property which is owned by or reputed to be owned by Dennis Milligan. These claims total \$47,571.24, which total does not include interest. These claims are still due and unpaid, and remain liens against said property. The Township seeks to have this debt and obligation fully satisfied through the issuance of this Writ.

The Township has attempted to serve Dennis Milligan personally and all such attempts have been unsuccessful. Therefore, in accordance with the Act of May 16, 1923, 53 P.S. 7101 *et seq.*, as amended, the Township is serving this Writ upon Dennis Milligan, and any heirs, successors, and assigns via this advertised Notice and the posting of the property.

Dennis Milligan, and any heirs, successors, and assigns, you have been sued in Court. If you wish to defend against the claims set forth above, you must take action

by filing a written Affidavit of Defense to said claims in the Bucks County Prothonotary's Office of Bucks County, Pennsylvania, within fifteen (15) days after the third publication of this Notice. If no Affidavit of Defense is filed within said time, judgment shall be entered against you for all of these claims, and the property described in the claim shall be sold to recover the total amount thereof together with reasonable attorney fees and court costs. YOU SHOULD TAKE THIS NOTICE 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 East State Street
Doylestown, Pennsylvania 18901
Telephone: (215) 348-9413,
1-800-273-2929

NEW BRITAIN TOWNSHIP

H. Peter Nelson, Esquire
Grim, Biehn & Thatcher, Solicitors
104 So. Sixth Street, P.O. Box 215
Perkasie, PA 18944

Trust Notice

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

Second Publication

ANTHONY R. BARONE REVOCABLE
DEED OF TRUST DATED JULY 7, 1999
AS AMENDED

ANTHONY R. BARONE, Deceased
Late of Lower Makefield Township
Trustee: **MARIE DOLAN**, P. O. Box
755, Washington Crossing, PA 18977.
Attorney: **ANTHONY L. LOSCALZO**,
410 Floral Vale Blvd., Yardley, PA
19067-5526.

TRUST OF AGNES K. DELLA FRANZIA,
DTD 8-28-1997

Late of Warminster Township
Trustee: **LINDA K. BARTON**, c/o
200 Highpoint Drive #211, Chalfont, PA
18914.

Attorney: **PETER J. GILBERT**,
200 Highpoint Drive #211, Chalfont, PA
18914.

TRUST OF DONALD STOLMACK, DTD
5-17-2011

Late of Warminster Township
Trustee: **ELIZABETH DOODY**, c/o
200 Highpoint Drive #211, Chalfont, PA
18914.

Attorney: **PETER J. GILBERT**,
200 Highpoint Drive #211, Chalfont, PA
18914.

Third and Final Publication

ANTHONY P. NATALE LIVING TRUST
DATED JULY 30, 2002

ANTHONY P. NATALE, Deceased
Late of Yardley Borough, Bucks County,
PA.

Trustees: **ROBERT ANGELO** and
FRANCES D. NATALE, c/o Larry Scott
Auerbach, Esquire, 1000 Easton Rd.,
Abington, PA 19001.

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

TRUST OF LAURENE J. WEILNAU DTD
9-12-2000 as amended 11-27-2009

Late of West Rockhill Township
Trustees: **PETER J. WEILNAU**,
DOUGLAS E. WEILNAU and
GREGORY P. WEILNAU, c/o
200 Highpoint Drive #211, Chalfont, PA
18914.

Attorney: **PETER J. GILBERT**,
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