

Sheriff's Sale

First Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, December 12, 2014 at 11 o'clock A.M., prevailing time, at the James Lorah Auditorium located at the corner of Broad and Main Streets, in the Borough of Doylestown, Bucks County, Pa., the following real estate to wit.

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

BEDMINSTER TOWNSHIP

DOCKET #2012-05009

Raymond James Bank v. David J. Zansitis, Susan R. Zansitis owner(s) of property situate in **BEDMINSTER TOWNSHIP**, BUCKS County, Pennsylvania being 1051 Spruce Lane, Perkasio, PA 18944-4016.

TAX PARCEL #01-006-055-001.

PROPERTY ADDRESS: 1051 Spruce Lane, Perkasio, PA 18944-4016.

JUDGMENT AMOUNT: \$687,614.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID J. ZANSITIS, SUSAN R. ZANSITIS.**

PHELAN HALLINAN

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

BENSALEM TOWNSHIP

DOCKET #2008-04175

KNOWN AS: Tax Parcel No. 2-50-3, **TOWNSHIP OF BENSALEM**, Bucks County.

COMMONLY KNOWN AS: 6400 Hulmeville Road, Bensalem.

DIMENSIONS: 2.629 acres.

NEAREST CROSS STREET: Neshaminy Street.

TAX PARCEL #2-50-3.

PROPERTY ADDRESS: 6400 Hulmeville Road, Bensalem.

IMPROVEMENTS: 40,280 SQUARE FOOT SENIOR CITIZEN CARE FACILITY.

SOLD AS THE PROPERTY OF: **CAPITAL RESOURCES FUND, LLC.**

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

DOCKET #2010-01279

Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP v. Eugene J. Frohlich, Jr., Jami L. Frohlich a/k/a Jamilynne Stevens Frohlich owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 4839 Oxford Court, Bensalem, PA 19020-1757.

TAX PARCEL #02-093-066.

PROPERTY ADDRESS: 4839 Oxford Court, Bensalem, PA 19020-1757.

JUDGMENT AMOUNT: \$212,452.47.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **EUGENE J. FROHLICH, JR., JAMI L. FROHLICH a/k/a JAMILYNNE STEVENS FROLICH.**

PHELAN HALLINAN

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

DOCKET #2011-01777

ALL THAT CERTAIN LOT OF LAND SITUATE IN **BENSALEM TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS 3204 WHITNEY CT., BENSALEM, PA 19020.

TAX PARCEL #2-50-117.

PROPERTY ADDRESS: 3204 WHITNEY CT., BENSALEM, PA 19020.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **EVELINA OKOUNEVA, GALINA VALEVA.**

MARK J. UDREN, Esquire

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

DOCKET #2012-10889

Wells Fargo Bank, N.A. v. Jennifer A. McDonough, Michael R. Manning owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 2878 Mechanicsville Road, Bensalem, PA 19020-2627.

TAX PARCEL #2-37-2.

PROPERTY ADDRESS: 2878 Mechanicsville Road, Bensalem, PA 19020-2627.

JUDGMENT AMOUNT: \$111,700.88.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JENNIFER A. McDONOUGH, MICHAEL T. MANNING.**

PHELAN HALLINAN

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

DOCKET #2013-02448

Nationstar Mortgage, LLC v. Anthony L. Ruggiero owner(s) of property situate in **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 2607 Ogden Avenue, Bensalem, PA 19020-5228.

TAX PARCEL #02-062-308.

PROPERTY ADDRESS: 2607 Ogden Avenue, Bensalem, PA 19020-5228.

JUDGMENT AMOUNT: \$222,293.89.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **ANTHONY L. RUGGIERO.**

PHELAN HALLINAN

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

DOCKET #2013-05582

Branch Banking and Trust Company v. Carol L. Brock owner(s) of property situate in **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 2656 Eddington Avenue, Bensalem, PA 19020-4111.

TAX PARCEL #02-032-177.

PROPERTY ADDRESS: 2656 Eddington Avenue, Bensalem, PA 19020-4111.

JUDGMENT AMOUNT: \$121,982.07.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **CAROL L. BROCK.**

PHELAN HALLINAN

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

DOCKET #2013-07075

ALL THAT CERTAIN unity in the property known, named and identified as "Bensalem Village Section II" located in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #02-094-395.

PROPERTY ADDRESS: 395 Rutgers Court, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANK GUNNING.**

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

DOCKET #2014-02069

ALL THAT CERTAIN LOT OR PIECE OF GROUND, Situate in the **TOWNSHIP OF BENSALEM**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #02-062-047.

PROPERTY ADDRESS: 1348 VIRGINIA AVENUE, BENSALEM, PA 19020.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **KENNETH C. MILLER, ELIZABETH J. MILLER, UNITED STATES OF AMERICA, DEPT. OF TREASURY INTERNAL REVENUE SERVICE.**

M. TROY FREEDMAN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-02282

Wells Fargo Bank, N.A. v. Rufus R. Clark owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 2439 Paris Avenue, Feasterville Trevose, PA 19053-6920.

TAX PARCEL #02-007-102.

PROPERTY ADDRESS: 2439 Paris Avenue, Feasterville Trevose, PA 19053-6920.

JUDGMENT AMOUNT: \$219,744.54.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **RUFUS R. CLARK.**

PHELAN HALLINAN

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

DOCKET #2014-02746

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE **TOWNSHIP OF BENSALEM**, COUNTY OF BUCKS AND STATE OF PENNSYLVANIA.

TAX PARCEL #02-072-337.

PROPERTY ADDRESS: 3619 Clear Springs Drive, Bensalem, Pennsylvania 19020.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **KATHLEEN A. EDINGER.**

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

DOCKET #2014-02858

Wells Fargo Bank, NA v. Jeremiah J. Connor owner(s) of property situate in **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 4830 Hazel Avenue, Trevoise, PA 19053-4816.

TAX PARCEL #02-005-194 & 02-005-183.

PROPERTY ADDRESS: 4830 Hazel Avenue, Trevoise, PA 19053-4816.

JUDGMENT AMOUNT: \$128,477.11.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEREMIAH J. CONNOR.**

PHELAN HALLINAN

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

DOCKET #2014-02933

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

TAX PARCEL #2-72-131.

PROPERTY ADDRESS: 1016 Weybridge Court, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

ROBERT W. WILLIAMS, Esquire

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

DOCKET #2014-03600

All that certain lot or piece of ground situate in **BENSALEM TOWNSHIP**, Bucks County, State of Pennsylvania.

TAX PARCEL #02-046-023.

PROPERTY ADDRESS: 3147 Pasqualone Boulevard, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

POWERS, KIRN & ASSO.

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

DOCKET #2014-03775

ALL THAT CERTAIN tract, piece of land situate in the **TOWNSHIP OF BENSALEM**, County of Bucks, Commonwealth of Pa.

TAX PARCEL #02-071-086.

PROPERTY ADDRESS: 1212 William Penn Drive, Bensalem Township, Pennsylvania 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FREDERICK W. WOLFE, LERMA WOLFE.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2014-04441

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of "Neshaminy Valley VI" Portions of Section, 5, 6 & 7 revised, dated 8/26/1977 made by Pickering Corte & Summerson, Inc., consulting Engineers and Surveyors, and Recorded on 1/27/1978 in Plan Book 165 page 15, as follows, to wit: 3057 Meredith Place, Neshaminy Village IV, Lot #27, Bensalem Township, PA.

TAX PARCEL #02-049-407.

PROPERTY ADDRESS: 3057 Meredith Place, Neshaminy Village IV, Lot #27, Bensalem Township, PA.

IMPROVEMENTS: SINGLE COLONIAL, 2 BEDROOMS, 1.5 BATHS, NO BASEMENT, 1 CAR GARAGE, PORCH/PATIO, FIREPLACE.

SOLD AS THE PROPERTY OF: **THOMAS J. CLEMENTS, CYNTHIA CLEMENTS.**

HUGH J. GILLESPIE, Esquire

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

BRISTOL BOROUGH

DOCKET #2013-04414

ALL THAT CERTAIN LOT OR PIECE OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN **BOROUGH OF BRISTOL**, BUCKS COUNTY, STATE OF PENNSYLVANIA.

TAX PARCEL #04-026-143.

PROPERTY ADDRESS: 1427 Pond Street, Bristol, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN S. STOVALL, TANYA M. FERGUSION. TERRENCE J. McCABE**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-07033

ALL THAT CERTAIN MESSAGE AND LOT OF LAND, SITUATE IN THE THIRD WARD OF THE **BOROUGH OF BRISTOL**, COUNTY OF BUCKS AND STATE OF PENNSYLVANIA.

TAX PARCEL #04-008-115.

PROPERTY ADDRESS: 588 Bath Street, Bristol, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2013-09013

ALL THAT CERTAIN message and Lot of land, situate in the First Ward of the **BOROUGH OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING known as 401 Mill Street, Bristol, PA.

TAX PARCEL #04-018-030.

PROPERTY ADDRESS: 401 Mill Street, Bristol, PA.

IMPROVEMENTS: COMMERCIAL BUILDING (RETAIL ON 1ST FLOOR & APARTMENTS ON 2ND FLOOR).

SOLD AS THE PROPERTY OF: **YAACOV GARINI, I LEE. DICKSTEIN.**

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

BRISTOL TOWNSHIP

DOCKET #2010-01073

Wells Fargo Bank, N.A. v. Pamela A. Mathewson, Stacey M. Babau owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, BUCKS County, Pennsylvania, being 10 Inbrook Road, Levittown, PA 19057-2304.

TAX PARCEL #05-032-354.

PROPERTY ADDRESS: 10 Inbrook Road, Levittown, PA 19057-2304.

JUDGMENT AMOUNT: \$212,824.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PAMELA A. MATHEWSON, STACEY M. BABAU. PHELAN HALLINAN**

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

DOCKET #2010-06476

JPMorgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC v. Alberta Williams, Suzanne Y. De Lyons a/k/a Suzanne Y. De Lyone owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 17 Plumtree Road, Levittown, PA 19056-3520.

TAX PARCEL #05-021-065.

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

JUDGMENT AMOUNT: \$347,417.56.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ALBERTA WILLIAMS, SUZANNE Y. DE LYONS a/k/a SUZANNE Y. DE LYONE.**

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

DOCKET #2010-07517

Wells Fargo Bank, N.A. v. Nura D. Calderon, in Her Capacity as Administratrix and Heir of The Estate of Mario R. Calderon a/k/a Mario Ramior Calderon, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Association Claiming Right, Title or Interest From or Under Mario R. Calderon, Deceased owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, BUCKS County, Pennsylvania, being 500 Main Street a/k/a 500 Main Ave., Croydon, PA 19021-6037.

TAX PARCEL #05 007 081-001.

PROPERTY ADDRESS: 500 Main Street a/k/a 500 Main Ave., Croydon, PA 19021-6037.

JUDGMENT AMOUNT: \$285,354.88.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NURA D. CALDERON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF MARIO R. CALDERON a/k/a MARIO RAMIRO CALDERON UNKNOWN HEIRS, SUCCESSORS,**

**ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
MARIO R. CALDERON, DECEASED.
PHELAN HALLINAN**

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

DOCKET #2011-00851

ALL THAT CERTAIN LOT OF LAND
SITUATE IN **TOWNSHIP OF BRISTOL**,
BUCKS COUNTY, PENNSYLVANIA:
BEING KNOWN AS 707 Old Orchard Lane,
Bristol, PA 19007.

TAX PARCEL #5-59-170.

PROPERTY ADDRESS: 707 Old Orchard
Lane, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOUSE
DWELLING.

SOLD AS THE PROPERTY OF: **GEORGE
SCHELL.**

MARK J. UDREN, Esquire

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

DOCKET #2012-01257

ALL THAT CERTAIN lot or piece of ground
situate in **BRISTOL TOWNSHIP**, County of
Bucks, and Commonwealth of Pennsylvania.
TAX PARCEL #05-038-197.

PROPERTY ADDRESS: 117 Gable Hill
Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

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

ROBERT W. WILLIAMS, Esquire

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

DOCKET #2012-02054

ALL that certain lot or parcel of land with the
buildings and improvements thereon erected
situate, lying and being in the **TOWNSHIP
OF BRISTOL**, County of Bucks and
Commonwealth of Pennsylvania.

TAX PARCEL #05-047-067.

PROPERTY ADDRESS: 507 Barbara Circle,
Fairless Hills, PA 19030.

IMPROVEMENTS: A RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT
ARMSTRONG, KELLY A. ARMSTRONG.**

BRADLEY J. OSBORNE, Esquire

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

DOCKET #2012-08524

OCWEN Loan Servicing, LLC v. Stephen
Danberry owner(s) of property situate in the
BRISTOL TOWNSHIP, BUCKS County,
Pennsylvania, being 61 Yellowwood Drive,
Levittown, PA 19057-3707.

TAX PARCEL #05-040-012.

PROPERTY ADDRESS: 61 Yellowwood Drive,
Levittown, PA 19057-3707.

JUDGMENT AMOUNT: \$183,902.77.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **STEPHEN
DANBERRY.**

PHELAN HALLINAN

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

DOCKET #2013-00701

Wells Fargo Bank, N.A. v. Radford Ray
Pannell, in his capacity as Heir of ETHEL
M. PANNELL, Deceased, Anthony R.
Pannell, in His Capacity as Heir of Ethel M.
Pannell, Deceased, Carlton Curtis Pannell,
in His Capacity as Heir of Ethel M. Pannell,
Deceased, Cathy Rollins, in Her Capacity
as Heir of Ethel M. Pannell, Deceased,
Amy J. Johnson, in Her Capacity as Heir
of Ethel M. Pannell, Deceased, Unknown
Heirs, Successors, Assigns, and All Persons,
Firms, or Associations Claiming Right, Title
or Interest From or Under Ethel M. Pannell,
Deceased, Sondra G. Pannell a/k/a Sandra G.
Pannell, in Her Capacity as Heir of Ethel M.
Pannell, Deceased, Deidre Donna Pannell,
in Her Capacity as Heir of Ethel M. Pannell,
Deceased, owner(s) of property situate in
the **TOWNSHIP OF BRISTOL**, BUCKS
County, Pennsylvania, being 1209 Pacific
Avenue, Bristol, PA 19007-2917.

TAX PARCEL #05-073-050.

PROPERTY ADDRESS: 1209 Pacific Avenue,
Bristol, PA 19007-2917.

JUDGMENT AMOUNT: \$117,699.81.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **RADFORD
RAY PANNELL, IN HIS CAPACITY
AS HEIR OF ETHEL M. PANNELL,
DECEASED, ANTHONY R. PANNELL,
IN HIS CAPACITY AS HEIR OF ETHEL
M. PANNELL, DECEASED, CARLTON
CURTIS PANNELL, IN HIS CAPACITY
AS HEIR OF ETHEL M. PANNELL,
DECEASED, CATHY ROLLINS, IN**

HER CAPACITY AS HEIR OF ETHEL M. PANNELL, DECEASED, AMY J. JOHNSON, IN HER CAPACITY AS HEIR OF ETHEL M. PANNELL, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ETHEL M. PANNELL, DECEASED, SONDR A. G. PANNELL a/k/a SANDRA G. PANNELL, IN HER CAPACITY AS HEIR OF ETHEL M. PANNELL, DECEASED, DEIDRE DONNA PANNELL, IN HER CAPACITY AS HEIR OF ETHEL M. PANNELL, DECEASED.
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-01028
 Wells Fargo Bank, N.A. v. Lloyd V. Yohn, Jr. owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 80 Outlook Lane, Levittown, PA 19055-1516.
 TAX PARCEL #05-043-065.
 PROPERTY ADDRESS: 80 Outlook Lane, Levittown, PA 19055-1516.
 JUDGMENT AMOUNT: \$177,908.63.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **LLOYD V. YOHN, JR.**
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-03868
 Wells Fargo Bank, N.A. v. Robert T. Clough, Jr., Sean D. Clough, Joseph K. Heinsinger owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 504 Fairhurst Road, Fairless Hills, PA 19030-3614.
 TAX PARCEL #05-047-133.
 PROPERTY ADDRESS: 504 Fairhurst Road, Fairless Hills, PA 19030-3614.
 JUDGMENT AMOUNT: \$235,589.31.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **ROBERT T. CLOUGH, JR., SEAN D. CLOUGH, JOSEPH K. HEINSINGER.**
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-04716

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon located in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.
 TAX PARCEL #05-037-160.
 PROPERTY ADDRESS: 34 Winding Road, Levittown, PA 19057.
 IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **SANDI BUCKMAN, COREY JOHNSON.**
MICHAEL T. McKEEVER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-05354

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, located in **BRISTOL TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.
 TAX PARCEL #05-049-216.
 PROPERTY ADDRESS: 100 Magnolia Drive, Levittown, PA 19054.
 IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **MILDRED RODRIGUEZ.**
MICHAEL T. McKEEVER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-05692

Branch Banking and Trust Company v. William L. Shaw, Margaret Mary Shaw a/k/a Margaret Mary T. Shaw owner(s) of property situate in the **BRISTOL TOWNSHIP**, 4th, BUCKS County, Pennsylvania, being 1709 Susan Avenue, Croydon, PA 19021-5513.
 TAX PARCEL #05-009-299.
 PROPERTY ADDRESS: 1709 Susan Avenue, Croydon, PA 19021-5513.
 JUDGMENT AMOUNT: \$194,148.18.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **WILLIAM L. SHAW, MARGARET MARY SHAW a/k/a MARGARET MARY T. SHAW.**
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-06173

ALL THAT CERTAIN LOT OF LAND
SITUATE IN **BRISTOL TOWNSHIP**,
BUCKS COUNTY, PENNSYLVANIA:

BEING KNOWN AS 1304 Wyndale Avenue,
Bristol, PA 19007.

TAX PARCEL #5-27-29.

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

IMPROVEMENTS: RESIDENTIAL HOUSE
DWELLING.

SOLD AS THE PROPERTY OF: **KATHLEEN
KENNEDY a/k/a KATHLEEN M.
KENNEDY.**

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

DOCKET #2013-07004

ALL THAT CERTAIN property situated in
the Town/**TOWNSHIP OF BRISTOL**, in
the County of Bucks, Commonwealth of
Pennsylvania, and being described as follows:
05-031-005. Being more fully described in a
deed dated 10/22/04 and recorded 11/6/04,
among the land records of the County and
State set forth above, in Deed Volume 4191
and Page 99B.

KNOWN AS 205 Welsford Road, Fairless
Hills, PA 19030.

TAX PARCEL # 05-031-005.

PROPERTY ADDRESS: 205 Welsford Road,
Fairless Hills, PA 19030.

IMPROVEMENTS: 1040 SQ. FEET, 1.5
BATHROOM, SINGLE FAMILY HOME.

SOLD AS THE PROPERTY OF: **FRANK E.
HOWELL, JR.**

ASHLEY L. LERCH, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-08579

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

TAX PARCEL #05-048-172.

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 #2013-08643

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

TAX PARCEL #5-42-46.

PROPERTY ADDRESS: 62 Oldbrook Road,
Levittown, Pennsylvania 19057.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **MEREDITH
SCOTT, KNOWN SURVIVING HEIR
OF ROSEMARY SCOTT, DECEASED
OWNER AND MORTGAGOR, SHARON
SCOTT, KNOWN SURVIVING HEIR
OF ROSEMARY SCOTT, DECEASED
OWNER AND MORTGAGOR, CAROL
SCOTT, KNOWN SURVIVING HEIR
OF ROSEMARY SCOTT, DECEASED
OWNER AND MORTGAGOR,
CHRISTOPHER SCOTT, KNOWN
SURVIVING HEIR OF ROSEMARY
SCOTT, DECEASED OWNER AND
MORTGAGOR, ROY SCOTT, KNOWN
SURVIVING HEIR OF ROSEMARY
SCOTT, DECEASED OWNER AND
MORTGAGOR, ALL UNKNOWN
SURVIVING HEIRS OF ROSEMARY
SCOTT, DECEASED OWNER AND
MORTGAGOR AND ROSEMARY
SCOTT.**

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

DOCKET #2013-08664

Flagstar Bank, FSB v. Natika Johnson
owner(s) of property situate in **BRISTOL
TOWNSHIP**, BUCKS County, Pennsylvania,
being 46 Idolstone Road, Levittown, PA
19057-2302.

TAX PARCEL #05-033-109.

PROPERTY ADDRESS: 46 Idolstone Road,
Levittown, PA 19057-2302.

JUDGMENT AMOUNT: \$243,978.34.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **NATIKA
JOHNSON.**

PHELAN HALLINAN

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

DOCKET #2014-01703

CitiMortgage, Inc. v. Patricia A. McBride a/k/a Patricia McBride, Angela Barrett owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 57 Idolstone Road, Levittown, PA 19057-2301.

TAX PARCEL #05-033-076.

PROPERTY ADDRESS: 57 Idolstone Road, Levittown, PA 19057-2301.

JUDGMENT AMOUNT: \$56,491.03.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICIA A. McBRIDE a/k/a PATRICIA McBRIDE, ANGELA BARRETT.**

PHELAN HALLINAN

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

DOCKET #2014-01744

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 #05-032-221.

PROPERTY ADDRESS: 64 Indian Park Road, Levittown, Pennsylvania 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEFFERY S. GRISCAVAGE, SUE ANN A. GRISCAVAGE.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2014-02494

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon, situate, lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot No. 934-R on Subdivision Map of Red Cedar Hill, Levittown, Section 24, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on June 24, 1953, in Plan Book 6 page 34, as follows, to wit:

TAX PARCEL #5-38-363.

PROPERTY ADDRESS: 7 Red Cedar Drive, Levittown, PA 19055.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DORIS GREINER, RON J. GREINER.**

BRADLEY J. OSBORNE, Esquire

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

DOCKET #2014-03332

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 #05-071-310.

PROPERTY ADDRESS: 76 Jonquil Lane, Levittown, Pennsylvania 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

TERRENCE J. McCABE, Esquire

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

DOCKET #2014-03854

Bank of America, N.A. v. Thomas Nelson, Jr. owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 30 Old Spruce Lane, Bristol Township, PA 19055-1512.

TAX PARCEL #05-043-129.

PROPERTY ADDRESS: 30 Old Spruce Lane, Bristol Township, PA 19055-1512.

JUDGMENT AMOUNT: \$176,382.07.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS NELSON, JR.**

PHELAN HALLINAN

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

DOCKET #2014-03856

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

TAX PARCEL #05-049-133.

PROPERTY ADDRESS: 37 Meadow Lane, Levittown, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANTHONY J. NUZZI**.

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-04568

Wells Fargo Bank, N.A. v. Jody Dunlavey a/k/a Jody D. Dunlavey owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 201 New York Avenue, Croydon, PA 19021-6615.

TAX PARCEL Parcel No. 1: 05-007-104; Parcel No. 2: 05-007-115.

PROPERTY ADDRESS: 201 New York Avenue, Croydon, PA 19021-6615.

JUDGMENT AMOUNT: \$107,218.72.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JODY DUNLAVEY a/k/a JODY D. DUNLAVEY**.

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-04592

U.S. Bank N.A., as Trustee for The Registered Holders of The Structured Asset Securities Corporation, Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2003-Bc11 v. Ian A. Crafford, Pamela J. Crafford owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 14 Swan Lane, Levittown, PA 19055-2224.

TAX PARCEL #05-072-276.

PROPERTY ADDRESS: 14 Swan Lane, Levittown, PA 19055-2224.

JUDGMENT AMOUNT: \$157,835.25.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **IAN A. CRAFFORD, PAMELA J. CRAFFORD**.

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-04649

PHH Mortgage Corporation v. Joshua J. Jarzyk owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County,

Pennsylvania, being 520 South Queen Ann Drive a/k/a 520 Queen Anne Drive, Fairless Hills, PA 19030-3509.

TAX PARCEL #05-046-270.

PROPERTY ADDRESS: 520 South Queen Ann Drive a/k/a 520 Queen Anne Drive, Fairless Hills, PA 19030-3509.

JUDGMENT AMOUNT: \$155,603.49.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSHUA J. JARZYK**.

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

BUCKINGHAM TOWNSHIP

DOCKET #2010-03707

Bank of America, N.A. v. Douglas K. Reichenbach, Leslie L. Reichenbach a/k/a Leslie Reichenbach owner(s) of property situate in the **TOWNSHIP OF BUCKINGHAM**, BUCKS County, Pennsylvania, being 5849 Village Lane, Doylestown, PA 18902-1355.

TAX PARCEL #06-051-024.

PROPERTY ADDRESS: 5849 Village Lane, Doylestown, PA 18902-1355.

JUDGMENT AMOUNT: \$401,780.12.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DOUGLAS K. REICHENBACH, LESLIE L. REICHENBACH a/k/a LESLIE REICHENBACH**.

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-01870

All that certain lot or piece of ground situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #06-052-112.

PROPERTY ADDRESS: 4255 Arbor Lane, Doylestown, Pennsylvania 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBYN F. HELD, DAVID H. HELD**.

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-03056

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

TAX PARCEL #06-027-093.

PROPERTY ADDRESS: 3936 Charter Club Drive, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GERARD PROPHETE, II a/k/a GERARD PROPHETE.**

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-03851

ALL THAT CERTAIN LOT OR TRACT OF LAND, SITUATE IN **BUCKINGHAM TOWNSHIP**, BUCKS COUNTY, STATE OF PENNSYLVANIA.

TAX PARCEL #06-027-059.

PROPERTY ADDRESS: 3636 Windridge Drive, Doylestown, Pennsylvania 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **IGNAZIO GAMBINO, FRANCESCA GAMBINO a/k/a FRANCESCA SPATOLA, UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOYLESTOWN TOWNSHIP

DOCKET #2012-06602

ALL THAT CERTAIN Lot or piece of ground situate in **DOYLESTOWN TOWNSHIP**, Bucks County, Pennsylvania and described according to a certain Plan thereof known as Final Plan of "Woods of Sandy Ridge" made for Conestoga Building Company by Engineering and Planning Associates, Inc., Registered Professional Engineers and Surveyors dated November 28, 1966 and last revised March 5, 1968, said Plan being recorded in the Office for the Recording of Deeds for Bucks County at Doylestown, Pennsylvania, in Plan Book 54 page 22, as follows, to wit:

TAX PARCEL #09-048-048.

PROPERTY ADDRESS: 262 Old Dublin Pike, Doylestown, PA 18901.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHARLES J. SUDHOP, III a/k/a CHARLES J. SUDHOP, MARY E. SUDHOP.**

BRADLEY J. OSBORNE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-02426

The Bank of New York Mellon fka The Bank of New York, as Trustee for The Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2007-4, Mortgage Pass-Through Certificates, Series 2007-4 v. Cameron W. Morgan, Debra C. Morgan owner(s) of property situate in **DOYLESTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 102 Ridings Lane, Doylestown, PA 18901-2043.

TAX PARCEL #09-001-001-005.

PROPERTY ADDRESS: 102 Ridings Lane, Doylestown, PA 18901-2043.

JUDGMENT AMOUNT: \$494,121.15.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CAMERON W. MORGAN, DEBRA C. MORGAN.**

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-09113

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

TAX PARCEL #9-7-123.

PROPERTY ADDRESS: 1907 Lower State Road, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

EAST ROCKHILL TOWNSHIP

DOCKET #2013-05144

Bank of America, N.A. Successor by Merger to Fleet National Bank Successor by Merger

to Summit Bank Successor by Merger to Prime Bank v. Ernest Cannon, Betty J. Cannon owner(s) of property situate in **EAST ROCKHILL TOWNSHIP**, BUCKS County, Pennsylvania being 900 Rock Hill Road, Quakertown, PA 18951-4930.
TAX PARCEL #12-005-045.
PROPERTY ADDRESS: 900 Rock Hill Road, Quakertown, PA 18951-4930.
JUDGMENT AMOUNT: \$162,036.06.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **ERNEST CANNON, BETTY J. CANNON. PHELAN HALLINAN**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-09424
ALL THAT CERTAIN message and tract of land, situate on the east side of the Quakertown-Doylestown Route No. 313, at its intersection with the Three Mile Run Road in **EAST ROCKHILL TOWNSHIP**, Bucks County, Pennsylvania.
TAX PARCEL #12-009-252.
PROPERTY ADDRESS: 1051 Route 313, Perkasio, Pennsylvania 18944.
IMPROVEMENTS: RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **KENNETH PAUL BLACK a/k/a KENNETH P. BLACK, MELANIE C. BLACK. TERENCE J. McCABE**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

FALLS TOWNSHIP

DOCKET #2011-10808
All that certain lot, piece of land, situate, lying and being at Levittown, **FALLS TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania.
TAX PARCEL #13-26-167.
PROPERTY ADDRESS: 16 Nightingale Lane, Levittown, Pennsylvania 19054.
IMPROVEMENTS: RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **ROBERT MARINI, JR., AMANDA JO WEISER. TERENCE J. McCABE**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-06531

All that certain lot, piece or parcel of land with the building, and improvements thereon, situate lying and being at Levittown, in the **TOWNSHIP OF FALLS**, County of Bucks, Commonwealth of Pennsylvania.
TAX PARCEL #13-25-120.
PROPERTY ADDRESS: 40 White Spruce Lane, Levittown, PA 19054.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **DANIELLE REPOLEY. POWERS, KIRN & ASSOCIATES, LLC**
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 #13-019-574.
PROPERTY ADDRESS: 342 Thornridge Drive, Levittown, PA 19054.
IMPROVEMENTS: RESIDENTIAL REAL ESTATE.
SOLD AS THE PROPERTY OF: **TRACY R. BECK. M. TROY FREEDMAN**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-01024

All the following described property situate in Levittown, **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania.
TAX PARCEL #13-023-031.
PROPERTY ADDRESS: 20 Twin Leaf Lane, Levittown, Pennsylvania 19054.
IMPROVEMENTS: RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **KAREN A. GRAHAM. TERENCE J. McCABE**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-01353

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 April 22, 2005, among the land records of the County and State set forth above, in Deed Volume 4437, Page 1842.

TAX PARCEL #13-026-074.

PROPERTY ADDRESS: 37 Everturn Lane, Levittown, PA 19054-2723.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CHENEE D. REYES, DOMIS A. REYES.**

SCOTT A. DIETTERICK, Esquire

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

DOCKET #2014-02957

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

TAX PARCEL #13-041-144.

PROPERTY ADDRESS: 36 Post Lane, **FALLS TOWNSHIP**, Pennsylvania 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JANET L. LAVDAS, MICHAEL G. LAVDAS.**

TERRENCE J. McCABE, Esquire

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

HILLTOWN TOWNSHIP

DOCKET #2007-06847

Jpmorgan Chase Bank, National Association s/b/m Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation v. Robert W. Maher, Beth A. Maher owner(s) of property situate in the **HILLTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 111 Brinkley Drive, Sellersville, PA 18960-2964.

TAX PARCEL #15-11-122.

PROPERTY ADDRESS: 111 Brinkley Drive, Sellersville, PA 18960-2964.

JUDGMENT AMOUNT: \$327,872.50.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT W. MAHER, BETH A. MAHER.**

PHELAN HALLINAN

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

DOCKET #2013-07380

Wells Fargo Bank, N.A. v. Unknown Heirs, Successors, Assigns, and All Persons,

Firms, or Associations Claiming Right, Title or Interest From or Under Clive Anthony Forward a/k/a Clive A. Forward, Deceased owner(s) of property situate in the **HILLTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 37 Centennial Road a/k/a 37 Centennial Ridge, Telford, PA 18969-1207.

TAX PARCEL #15-003-008-037.
PROPERTY ADDRESS: 37 Centennial Road a/k/a 37 Centennial Ridge, Telford, PA 18969-1207.

JUDGMENT AMOUNT: \$145,214.11.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLIVE ANTHONY FORWARD a/k/a CLIVE A. FORWARD, DECEASED. PHELAN HALLINAN**

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

LOWER MAKEFIELD TOWNSHIP

DOCKET #2012-06682

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE **TOWNSHIP OF LOWER MAKEFIELD**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED ACCORDING TO A RECORD PLAN OF PHASE 4 DOLINGTON ESTATES, MADE BY EASTERN STATES ENGINEERING, INC. DATED 8/7/1992 AND LAST REVISED 5/28/1997 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS DOYLESTOWN PENNSYLVANIA IN PLAN BOOK 289 PAGE 90.

BEING LOT NUMBER 4 ON SAID PLAN.

BEING THE SAME PROPERTY CONVEYED TO GREGORY J. LEZYNSKI AND JACQUELINE P. LEZYNSKI, HUSBAND AND WIFE, BY DEED FROM DOLINGTON ESTATES, L.P. DATED 6/30/1999 AND RECORDED 7/6/1999 IN LAND RECORD BOOK 1871, PAGE 2305, IN THE OFFICE OF THE RECORDER OF DEEDS OF BUCKS COUNTY, PENNSYLVANIA.

TAX PARCEL #20-79-37.

PROPERTY ADDRESS: 1984 Amber Drive, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL
DWELLING.
SOLD AS THE PROPERTY OF: **GREGORY LEZYNSKI, JACQUELINE LEZYNSKI, SARAH ELIA**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-01771

Wells Fargo Bank, N.A. v. Richard A. Harrington, Laurie J. Harrington owner(s) of property situate in **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 1140 Woodside Road, Yardley, PA 19067-1335.

TAX PARCEL #20-030-084.

PROPERTY ADDRESS: 1140 Woodside Road, Yardley, PA 19067-1335.

JUDGMENT AMOUNT: \$239,162.38.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD A. HARRINGTON, LAURIE J. HARRINGTON.**

PHELAN HALLINAN

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

DOCKET #2013-06511

ALL THAT CERTAIN LOT OR PIECE OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, BEING KNOWN AS LOT NO. 2 AS SHOWN ON A "PLAN OF SANDY DELL," SITUATE IN THE **TOWNSHIP OF LOWER MAKEFIELD**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #20-25-1 and 20-25-5.

PROPERTY ADDRESS: 960 Sandy Run Road, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

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

POWERS, KIRN & ASSOCIATES

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

DOCKET #2014-01581

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN **LOWER MAKEFIELD TOWNSHIP**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #20-008-020.

PROPERTY ADDRESS: 18 Sunnyside Lane, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **ERIC BRAND.**

ANDREW J. MARLEY, Esquire

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

DOCKET #2014-01733

JPMorgan Chase Bank, National Association v. John H. Torbert a/k/a John Torbert, Jennifer Torbert owner(s) of property situate in **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 1396 Oxford Valley Road, Yardley, PA 19067-4414.

TAX PARCEL #20-034-035.

PROPERTY ADDRESS: 1396 Oxford Valley Road, Yardley, PA 19067-4414.

JUDGMENT AMOUNT: \$163,442.88.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN H. TORBERT a/k/a JOHN TORBERT, JENNIFER TORBERT.**

PHELAN HALLINAN

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

DOCKET #2014-05242

ALL THAT CERTAIN LOT OR PIECE OF GROUND, Situate in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #20-056-094.

PROPERTY ADDRESS: 274 Rock Run Road, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **LEONARD J. SANTOS, HELEN M. SANTOS.**

WILLIAM E. MILLER, Esquire

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

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2013-05575

Residential Mortgage Loan Trust 2013-Tt 2, by U.S. Bank National Association, Not in Its Individual Capacity, But Solely as Legal Title Trustee v. Michael Riccio, Kelly A. Moran-Riccio a/k/a Kelly A. Moran owner(s) of property situate in **LOWER**

SOUTHAMPTON TOWNSHIP, BUCKS County, Pennsylvania, being 1220 Falls Avenue, Lower Southampton Township, PA 19053.

TAX PARCEL #21-035-043.

PROPERTY ADDRESS: 1220 Falls Avenue, Lower Southampton Township, PA 19053.

JUDGMENT AMOUNT: \$203,992.89.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL RICCIO, KELLY A. MORAN-RICCIO a/k/a KELLY A. MORAN.**

PHELAN HALLINAN

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

DOCKET #2014-03582

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

TAX PARCEL #21-6-98.

PROPERTY ADDRESS: 39 Park Lane, Southampton, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES WALSH, KATHLEEN WALSH.**

ROBERT W. WILLIAMS, Esquire

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

DOCKET #2014-04698

ALL THAT CERTAIN parcel of land in **LOWER SOUTHAMPTON TOWNSHIP**, County of Bucks, Commonwealth of Pennsylvania, bounded and described according to a survey and plan made by William S. Erwin, Registered Engineer, Fairless Hills, Pennsylvania on 2-9-68.

TAX PARCEL #21-29-001, 21-29-002, 21-29-003 & 21-29-004.

PROPERTY ADDRESS: 607 Street Road, Feasterville, PA 19053.

IMPROVEMENTS: 3 BUILDINGS (6,964 SQ. FT.) CONSISTING OF A DAYCARE CENTER, 2 STORY HOME WITH 4 BEDROOMS AND 2 BATHS AND A 2.5 STORY HOME WITH 5 BEDROOMS AND 2 BATHS.

SOLD AS THE PROPERTY OF: **HRDRE, LP.**

STEVEN H. SAILER, Esquire

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

MIDDLETOWN TOWNSHIP

DOCKET #2011-03862

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

TAX PARCEL #22-051-235.

PROPERTY ADDRESS: 97 Fieldstone Road, Levittown, Pennsylvania 19056.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JUDITH A. DEVICARIS.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2013-02554

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF MIDDLETOWN**, BUCKS COUNTY, PENNSYLVANIA:

BEING KNOWN AS 98 Flamehill Road, (Middletown Township), Levittown, PA 19056.

TAX PARCEL #22-50-443.

PROPERTY ADDRESS: 98 Flamehill Road, (Middletown Township), Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **LILLIAN C. BARBER.**

MARK J. UDREN, Esquire

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

DOCKET #2013-08968

Pennymac Holdings, LLC f/k/a Pennymac Mortgage Investment Trust Holdings I, LLC v. Padraic Horton, Robert P. Hunter, Kimberly A. Hunter owner(s) of property situate in **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 39 Queen Anne Road, Levittown, PA 19057-1920.

TAX PARCEL #22-064-019.

PROPERTY ADDRESS: 39 Queen Anne Road, Levittown, PA 19057-1920.

JUDGMENT AMOUNT: \$286,012.35.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PADRAIC HORTON, ROBERT P. HUNTER, KIMBERLY A. HUNTER.**
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-04423

Wells Fargo Bank, N.A. v. **PAULA ANN THOMPSON** owner(s) of property situate in **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 19 Heartwood Road, Levittown, PA 19056-1301.
 TAX PARCEL #22-050-159.
 PROPERTY ADDRESS: 19 Heartwood Road, Levittown, PA 19056-1301.
 JUDGMENT AMOUNT: \$304,632.50.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **PAULA ANN THOMPSON.**
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-04706

ALL THAT CERTAIN LOT OR PIECE OF GROUND, Situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks, Commonwealth of Pennsylvania.
 TAX PARCEL #22-017-115.
 PROPERTY ADDRESS: 619 Parkvale Avenue, Langhorne, PA 19047.
 IMPROVEMENTS: RESIDENTIAL REAL ESTATE.
 SOLD AS THE PROPERTY OF: **GABRIEL STRESSMAN, REBECCA STRESSMAN. ANDREW J. MARLEY**, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

MORRISVILLE BOROUGH

DOCKET #2007-04303-27-1

Citibank, N.A., as Trustee for Chase Funding Mortgage Loan Asset-backed Certificates, Series 2002-3 v. **Louissette R. Titus** owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 269 Althea Avenue, Morrisville, PA 19067-2261.
 TAX PARCEL #24-003-046.
 PROPERTY ADDRESS: 269 Althea Avenue, Morrisville, PA 19067-2261.
 JUDGMENT AMOUNT: \$150,477.98.

IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **LOUISETTE R. TITUS.**
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2012-07311

BAYVIEW LOAN SERVICING, LLC v. **Uloma K. Opara** owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 103 Grove Street, Morrisville, PA 19067-7107.
 TAX PARCEL #24-009-319.001.
 PROPERTY ADDRESS: 103 Grove Street, Morrisville, PA 19067-7107.
 JUDGMENT AMOUNT: \$116,346.88.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **ULOMA K. OPARA.**
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-06894

Wells Fargo Bank, N.A. v. **Nadiia Kuzmenko, Mykhaylo Kuzmenko** owner(s) of property situate in **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 111 West Maple Avenue, Morrisville, PA 19067-6644.
 TAX PARCEL #24-008-177.
 PROPERTY ADDRESS: 111 West Maple Avenue, Morrisville, PA 19067-6644.
 JUDGMENT AMOUNT: \$161,658.15.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **NADIIA KUZMENKO, MYKHAYLO KUZMENKO.**
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-09779

Green Tree Servicing, LLC v. **Dominique Gasdia** owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 139 Delaware Avenue, Morrisville, PA 19067-1251.
 TAX PARCEL #24-012-076.
 PROPERTY ADDRESS: 139 Delaware Avenue, Morrisville, PA 19067-1251.

JUDGMENT AMOUNT: \$150,466.86.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF:
DOMINIQUE GASDIA.
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-00838

ALL THAT CERTAIN LOT OR PIECE
 OF GROUND, WITH THE BUILDINGS
 AND IMPROVEMENTS THEREON
 ERECTED, SITUATE IN THE **BOROUGH**
OF MORRISVILLE, FORMERLY FALLS
 TOWNSHIP DESCRIBED ACCORDING TO
 A SURVEY AND A PLAN OF SECTION 3
 AND 4 GRANDVIEW ESTATES, DATED
 07/19/1954 AND RECORDED IN BUCKS
 COUNTY.
 TAX PARCEL #24-002-073.
 PROPERTY ADDRESS: 585 Rosemar Drive,
 Morrisville, Pennsylvania 19067.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF:
THEODOSHIA T. GILLIARD.
TERRENCE J. McCABE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

NEWTOWN TOWNSHIP

DOCKET #2011-00600

ALL THAT CERTAIN LOT OF LAND
 SITUATE IN **NEWTOWN TOWNSHIP**,
 BUCKS COUNTY, PENNSYLVANIA:
 BEING KNOWN AS 317 Parkview Way,
 Newtown, PA 18940.
 TAX PARCEL #29-32-68.
 PROPERTY ADDRESS: 317 Parkview Way,
 Newtown, PA 18940.
 IMPROVEMENTS: RESIDENTIAL HOUSE
 DWELLING.
 SOLD AS THE PROPERTY OF: **JEFF**
BAGDASARIAN, LISA BAGDASARIAN.
MARK J. UDREN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-02531

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

TAX PARCEL #29-028-268.
 PROPERTY ADDRESS: 253 Rumford Court,
 Newtown, PA 18940.
 IMPROVEMENTS: A SINGLE FAMILY
 RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **JOHN J.**
BORRELLI.
MICHAEL T. McKEEVER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-07567

ALL THAT CERTAIN lot or piece of ground
 situate in the **TOWNSHIP OF NEWTOWN**,
 County of Bucks, and Commonwealth of
 Pennsylvania.
 TAX PARCEL #29-4-170.
 PROPERTY ADDRESS: 17 Skyview Way,
 Newtown, Pennsylvania 18940.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **LARISA**
SHVARTSMAN.
TERRENCE J. McCABE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

NORTHAMPTON TOWNSHIP

DOCKET #2010-03567

ALL THAT CERTAIN Lot or Piece of
 ground SITUATE in **NORTHAMPTON**
TOWNSHIP, Bucks County, Pennsylvania
 and described according to a certain plan
 thereof known as "Plan of Ungerer Tract"
 made by Harris and Henry, Registered
 Engineers and Surveyors, dated October 31,
 1955 as follows, to wit:
 TAX PARCEL #31-001-070-009.
 PROPERTY ADDRESS: 920 Almshouse
 Road, Ivyland, PA 18974.
 IMPROVEMENTS: A RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **JOHN J.**
VARVOLIS.
BRADLEY J. OSBORNE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2011-11547

Wells Fargo Bank, N.A. v. Tammy L. Castelli,
 Brian Schanck owner(s) of property situate
 in the **TOWNSHIP OF NORTHAMPTON**,
 BUCKS County, Pennsylvania, being 364
 Newtown Richboro Road, Richboro, PA
 18954-1710.

TAX PARCEL #31-023-017.
 PROPERTY ADDRESS: 364 Newtown
 Richboro Road, Richboro, PA 18954-1710.
 JUDGMENT AMOUNT: \$316,715.45.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **TAMMY L.
 CASTELLI, BRIAN SCHANCK.
 PHELAN HALLINAN**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-08361

ALL THAT CERTAIN lot or piece of ground
 situate in **NORTHAMPTON TOWNSHIP**,
 County of Bucks, and Commonwealth of
 Pennsylvania.
 TAX PARCEL #31-81-11-J.
 PROPERTY ADDRESS: 6 Banbury Court,
 2201J, Southampton, PA 18966.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **DENNIS
 LISOVSKIY.**
ROBERT W. WILLIAMS, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-01273

Santander Bank, N.A. v. Francis
 Foremski owner(s) of property situate in
NORTHAMPTON TOWNSHIP, BUCKS
 County, Pennsylvania, being 196 Manor
 Drive, Richboro, PA 18954-1854.
 TAX PARCEL #31-024-017.
 PROPERTY ADDRESS: 196 Manor Drive,
 Richboro, PA 18954-1854.
 JUDGMENT AMOUNT: \$310,515.80.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **FRANCIS
 FOREMSKI.**
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-01791

Wells Fargo Bank, N.A. v. David A. Gdula,
 Lise C. Gdula a/k/a Lisa C. Gdula a/k/a Lise
 Carol Wasserman owner(s) of property situate
 in the **NORTHAMPTON TOWNSHIP**,
 BUCKS County, Pennsylvania, being 45 East
 Ridge Circle, Langhorne, PA 19053-1539.
 TAX PARCEL #31-066-123.
 PROPERTY ADDRESS: 45 East Ridge
 Circle, Langhorne, PA 19053-1539.

JUDGMENT AMOUNT: \$400,782.42.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **DAVID
 A. GDULA, LISE C. GDULA a/k/a
 LISA C. GDULA a/k/a LISE CAROL
 WASSERMAN.**
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

PLUMSTEAD TOWNSHIP

DOCKET #2012-04474

First Savings Bank of Perkasio vs. John L.
 Herzstein and James P. Herzstein, owners
 of property situate in the **TOWNSHIP OF
 PLUMSTEAD**, Bucks County, Pennsylvania,
 being 5372 Durham Road, Pipersville,
 Plumstead Township, PA 18947.
 TAX PARCEL #34-015-011; #34-015-009-
 001; and #34-15-032-001.
 PROPERTY ADDRESS: 5372 Durham Road,
 Pipersville (Plumstead Township), PA 18947.
 JUDGMENT AMOUNT: \$221,172.97.
 IMPROVEMENTS: RESIDENTIAL
 STRUCTURE W/SEPARATE
 BUILDING LOTS AND ALL EXISTING
 IMPROVEMENTS THEREON.
 SOLD AS THE PROPERTY OF: **JOHN L.
 HERZSTEIN, JAMES P. HERZSTEIN.**
J. TODD SAVARESE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2012-05125

CHRISTIANA TRUST, A DIVISION OF
 WILMINGTON SAVINGS FUND SOCIETY,
 FSB, AS TRUSTEE FOR NORMANDY
 MORTGAGE LOAN TRUST, SERIES 2013-
 8 v. Debra S. Lewis, Seth Lewis owner(s)
 of property situate in the **TOWNSHIP
 OF PLUMSTEAD**, BUCKS County,
 Pennsylvania being 6000 Wismer Road,
 Pipersville, PA 18947-1432.
 TAX PARCEL #34-006-005-002.
 PROPERTY ADDRESS: 6000 Wismer Road,
 Pipersville, PA 18947-1432.
 JUDGMENT AMOUNT: \$1,403,352.05.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **DEBRA S.
 LEWIS, SETH LEWIS.**
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

QUAKERTOWN BOROUGH

DOCKET #2013-04919

ALL THAT CERTAIN MESSAGE
AND LOT OF LAND SITUATE IN THE
BOROUGH OF QUAKERTOWN,
COUNTY OF BUCKS AND STATE OF
PENNSYLVANIA.

TAX PARCEL #35-002-205.

PROPERTY ADDRESS: 68 Braithwaite
Lane, Quakertown, Pennsylvania 18951.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY
W. TAFT, NICKOLE J. TAFT.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-04059

Hudson City Savings Bank FSB v. Dieanna
M. Koenig owner(s) of property situate in
the **QUAKERTOWN BOROUGH**, BUCKS
County, Pennsylvania, being 257 North
Penrose Street, Quakertown, PA 18951-1383.

TAX PARCEL #35-009-186-008.

PROPERTY ADDRESS: 257 North Penrose
Street, Quakertown, PA 18951-1383.

JUDGMENT AMOUNT: \$170,320.04.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **DIEANNA
M. KOENIG.**

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

RICHLAND TOWNSHIP

DOCKET #2011-09631

Wells Fargo Bank, N.A., as Trustee for Option
One Mortgage Loan Trust 2004-2, Asset-
backed Certificates, Series 2004-2 v. Lynn
M. Saborsky, Richard J. Saborsky owner(s)
or property situate in the **RICHLAND
TOWNSHIP**, BUCKS County, Pennsylvania,
being 118 Sacramento Drive, Quakertown, PA
18951-3509.

TAX PARCEL #36-049-188.

PROPERTY ADDRESS: 118 Sacramento
Drive, Quakertown, PA 18951-3509.

JUDGMENT AMOUNT: \$201,755.13.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **LYNN M.
SABORSKY, RICHARD J. SABORSKY.**

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

RICHLANDTOWN BOROUGH

DOCKET #2013-01920

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-Ecc2
v. Laura Daniels, Howard Daniels owner(s)
of property situate in **RICHLANDTOWN
BOROUGH**, BUCKS County, Pennsylvania,
being 231 North Main Street, Richlandtown,
PA 18955.

TAX PARCEL #37-001-055.

PROPERTY ADDRESS: 231 North Main
Street, Richlandtown, PA 18955.

JUDGMENT AMOUNT: \$297,906.45.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **LAURA
DANIELS, HOWARD DANIELS.**

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

SOLEBURY TOWNSHIP

DOCKET #2014-00956

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

TAX PARCEL #41-013-067.

PROPERTY ADDRESS: 6154 Upper York
Road, New Hope, PA 18938.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRETT C.
NANNI.**

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

SPRINGFIELD TOWNSHIP

DOCKET #2012-05521

ALL THAT CERTAIN message and parcel
or tract of land located on the East side of
Legislative Route 09080 and situated in the
TOWNSHIP OF SPRINGFIELD, County
of Bucks, and in the Commonwealth of

Pa., bounded and described according to a survey thereof made April 28, 1979 by W. E. Bleckley, Registered Engineer of Bethlehem, Pa.

TAX PARCEL #42-005-118.

PROPERTY ADDRESS: 2917 Richlandtown Pike, Coopersburg, PA 18036.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN J. FITZPATRICK, CYNTHIA FITZPATRICK.**

KRISTINE M. ANTHOU, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

TRUMBAUERSVILLE BOROUGH

DOCKET #2014-01430

All that certain lot or piece of ground situate in the **BOROUGH OF TRUMBAUERSVILLE**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #45-003-062-024.

PROPERTY ADDRESS: 107 Chestnut Drive, Quakertown, PA 18951-228.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL J. FOTHERGILL, PAMELA L. FOTHERGILL.**

POWERS, KIRN & ASSOCIATES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

UPPER MAKEFIELD TOWNSHIP

DOCKET #2012-04555

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

TAX PARCEL #47-004-083-001.

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

IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

BRADLEY J. OSBORNE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-02993

Citimortgage, Inc. v. Elizabeth Treher, Jack Treher owner(s) of property situate in the **UPPER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 1093 GENERAL WASHINGTON, MEMORIAL BLVD. a/k/a WASHINGTON CROSSING RD., WASHINGTON CROSSING, PA 18977.

TAX PARCEL #47-020-010-001.

PROPERTY ADDRESS: 1093 General Washington, Memorial Blvd. a/k/a Washington Crossing Rd., Washington Crossing, PA 18977.

JUDGMENT AMOUNT: \$435,757.96.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ELIZABETH TREHER, JACK TREHER.**

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

WARMINSTER TOWNSHIP

DOCKET #2012-07193

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN **WARMINSTER TOWNSHIP**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #49-019-220.

PROPERTY ADDRESS: 380 Olive Street,

Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL REAL

ESTATE.

SOLD AS THE PROPERTY OF: **EDWARD**

KULP.

ANDREW J. MARLEY, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-10640

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Christopher P. Courchain owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 1127 TOLL HOUSE LANE a/k/a 1127 TOLL HOUSE ROAD, WARMINSTER, PA 18974-2621.

TAX PARCEL #49-37-217.

PROPERTY ADDRESS: 1127 Toll House Lane a/k/a 1127 Toll House Road, Warminster, PA 18974-2621.

JUDGMENT AMOUNT: \$388,237.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTOPHER P. COURCHAIN.**

PHELAN HALLINAN

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

DOCKET #2013-01938

Wells Fargo Bank, N.A. v. Allan J. Muchler a/k/a Allan Muchler owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 198 Willow Drive, Warminster, PA 18974-3771.

TAX PARCEL #49-004-073.

PROPERTY ADDRESS: 198 Willow Drive, Warminster, PA 18974-3771.

JUDGMENT AMOUNT: \$279,843.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ALLAN J. MUCHLER a/k/a ALLAN MUCHLER.**

PHELAN HALLINAN

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

DOCKET #2013-09994

ALL THAT TRACT OR PARCEL OF LAND AND PREMISES SITUATE, LYING AND BEING IN THE **TOWNSHIP OF WARMINSTER**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #49-018-150-003.

PROPERTY ADDRESS: 373 Cedar Street, Warminster, Pennsylvania 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ELIZABETH THOMAS REVOCABLE LIVING TRUST, DONALD J. THOMAS, EXECUTOR OF THE ESTATE OF ELIZABETH THOMAS a/k/a ELIZABETH MARY THOMAS, DECEASED MORTGAGOR AND REAL OWNER.**

TERRENCE J. McCABE, Esquire

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

WARRINGTON TOWNSHIP

DOCKET #2011-03129

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. f/k/a JPMORGAN CHASE BANK, AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-RP1 v. Ronald D. Mahaffey, Jr. owner(s) of property situate in the **TOWNSHIP OF WARRINGTON**, BUCKS County, Pennsylvania, being 3018 Creekside Court, Warrington, PA 18976-2448.

TAX PARCEL #50-032-052-056.

PROPERTY ADDRESS: 3018 Creekside Court, Warrington, PA 18976-2448.

JUDGMENT AMOUNT: \$156,767.18.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RONALD D. MAHAFFEY, JR.**

PHELAN HALLINAN

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

DOCKET #2011-09512

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in **WARRINGTON TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania, being known as Lot No. 116.

ALL of the right, title, interest and claim of: Michael S. Malloy and Denise T. Malloy of in and to: 1849 Acorn Way, Warrington, PA 18976. MUNICIPALITY: Warrington Twshp.

TAX PARCEL #50-055-080.

PROPERTY ADDRESS: 1849 Acorn Way, Warrington, PA 18976. MUNICIPALITY: Warrington Twshp.

JUDGMENT AMOUNT: \$416,930.67.

IMPROVEMENTS: TWO STORY RESIDENTIAL DWELLING; THREE (3) BEDROOMS; 2-1/2 BATHS; APPROXIMATELY 54X154'; BASEMENT. SOLD AS THE PROPERTY OF: **MICHAEL S. MALLOY, DENISE T. MALLOY.**

RICHARD J. NALBANDIAN, III, Esquire

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

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

DOCKET #2013-00993
 Wells Fargo Bank, N.A. v. Kenneth Sacks owner(s) of property situate in **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, being 1360 Welsh Road, Warrington, PA 18976-1936.
 TAX PARCEL #50-038-030.
 PROPERTY ADDRESS: 1360 Welsh Road, Warrington, PA 18976-1936.
 JUDGMENT AMOUNT: \$443,763.06.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **KENNETH SACKS. PHELAN HALLINAN**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-04502
 Wells Fargo Bank, N.A. v. George Redding owner(s) of property situate in **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, being 1010 Woodview Court a/k/a 1010 Woodview Court Unit 10, Warrington, PA 18976-2453.
 TAX PARCEL #50-032-052-010.
 PROPERTY ADDRESS: 1010 Woodview Court a/k/a 1010 Woodview Court Unit 10, Warrington, PA 18976-2453.
 JUDGMENT AMOUNT: \$185,310.45.
 IMPROVEMENTS: CONDOMINIUM UNIT.
 SOLD AS THE PROPERTY OF: **GEORGE REDDING. PHELAN HALLINAN**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-04580

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the **TOWNSHIP OF WARRINGTON**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a 'Plan of Warrington Mews, Townhouse Section Phase I Section No. 3,' made by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated May 5, 1978. BEING Lot Number 119 as shown on the above mentioned plan.
 BEING Known as House Number 2207 Lisa Drive, Warrington, Pennsylvania.
 BEING UNIFORM PARCEL IDENTIFIER NUMBER 50-25-242.
 UNDER AND SUBJECT to conditions and restrictions that may appear of record.
 TAX PARCEL #50-25-242.
 PROPERTY ADDRESS: 2207 Lisa Drive, Warrington, Pennsylvania.
 IMPROVEMENTS: RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **DEBORAH A. STOTZ. MARTHA E. VON ROSENSTIEL**, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-05277
 ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE **TOWNSHIP OF WARRINGTON**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUCKS COUNTY, PENNSYLVANIA, ON 1/24/2006, IN LAND RECORD BOOK 4809, AT PAGE 1645.
 TAX PARCEL #50-031-028-003.
 PROPERTY ADDRESS: 2701 County Line Road, Warrington Township, Pennsylvania.
 IMPROVEMENTS: APPROXIMATELY 8.7 ACRES LOT WITH 11,700 SF. COMMERCIAL/OFFICE BUILDING BUILT IN 1995 AND 16,000 SF. ONE-STORY COMMERCIAL/BOWLING CENTER BUILT IN 2006.
 SOLD AS THE PROPERTY OF: **HTREC, INC.**

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

WARWICK TOWNSHIP

DOCKET #2008-08576-24-1

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

TAX PARCEL #51-030-004.

PROPERTY ADDRESS: 2204 Sunrise Way, Jamison, Pennsylvania 18929.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DONALD HOLMES, ELIZABETH HOLMES, UNITED STATES OF AMERICA.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2011-05835

ALL THAT CERTAIN LOT OF LAND SITUATE IN **WARWICK TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA:

BEING KNOWN AS 1524 Russett Drive, Warwick Township, PA 18974.

TAX PARCEL #51-014-415.

PROPERTY ADDRESS: 1524 Russett Drive, Warwick Township, PA 18974.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **SUSAN POSEY, WILLIAM POSEY.**

MARK J. UDREN, Esquire

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

DOCKET #2013-04088

ALL that CERTAIN Lot, piece or parcel of land SITUATE in the **TOWNSHIP**

OF WARWICK, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #51-3-88-9.

PROPERTY ADDRESS: 1792 Meeting House Road, Warminster, Pennsylvania 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES N. WALKER, DIANA WALKER.**

TERRENCE J. McCABE, Esquire

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

YARDLEY BOROUGH

DOCKET #2014-03776

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

TAX PARCEL #54-9-21.

PROPERTY ADDRESS: 133 South Bell Avenue, Yardley, Pennsylvania 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOEL E. ALLINSON.**

TERRENCE J. McCABE, 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.

Nov. 20, 27; Dec. 4

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2014-05514

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 **FRANK JAMES COSTA** to **FRANK JAMES HANSEN**.

The Court has fixed the nineteenth day of December, 2014 at 9:30 A.M. in Courtroom No. 2, 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.

Nov. 13

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.

ALDO'S PIZZERIA INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Nov. 20

Alpine Tree Specialists, 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

Nov. 20

Kutzner Manufacturing Industries, Inc. has been incorporated under the provisions of

the Pennsylvania Business Corporation Law of 1988, as amended.

Krista P. Harper, Solicitor
Harper Business Law, P.C.
87 North Broad Street
Doylestown, PA 18901

Nov. 20

PINE GLENN PLANNED COMMUNITY ASSOCIATION has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jill Nagy, Solicitor
200 Spring Ridge Drive
Suite 202
Wyomissing, PA 19610

Nov. 20

SKY-LINX, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Alfred J. Monte, Jr., Solicitor
Fox Rothschild LLP
10 Sentry Parkway
Suite 200
Blue Bell, PA 19422

Nov. 20

Charter Application Nonprofit

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

The name of the corporation is **THE ART OF PRESERVATION**.

The Articles of Incorporation (filing date) October 27, 2014.

The purpose or purposes for which it was organized are as follows: exclusively charitable purposes as defined within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

Daniel J. Paci, Solicitor
Grim, Biehn & Thatcher
104 South Sixth Street
P.O. Box 215
Perkasie, PA 18944-0215

Nov. 20

The name of the corporation is **Clover Foundation, Inc.**

The Articles of Incorporation (filing date) October 24, 2014.

Nov. 20

Classified Ad

FOR RENT

Furnished second floor professional office, 15' by 14', directly across from the Bucks County Courthouse and within walking distance of the new Justice Center. Shared use of conference room and lobby. \$850.00 per month rent with all utilities included except telephone. Secretarial space available at additional cost. Currently no parking available with office rental. Contact Marie by telephone at (215) 345-1600 or by e-mail at marie@lawprattbrett.com.

Nov. 6—Dec. 11

Confirmation of Account

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, theretofore filed with the Clerk of 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 December 1, 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 objections in person or by attorney at the audit or confirmation of the account will be barred forever from so doing.

FREDERICK R. BOSWORTH – Peter N. Harrison, Administrator

EDWARD BURNS – George Burns, Executor
THOMAS HIRD – Bryn Mawr Trust Company, Trustee

DAVID HOOPER – Janet L. Shoemaker, Executrix

EARL H. JAMISON – D. Rodman Eastburn, Trustee, Donna Jamison Cave, Trustee, Kevin Hamilton, Trustee

GEORGE LEOPOLD – Scott A. Petri, Executor

BEATRICE RYAN – Catherine Muro, Executrix

THOMAS W. STEEVER, SR. – Yvette E. Taylor-Hachoose, Administratrix

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

Nov. 20, 27

Corporate Dissolution

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

Nov. 20

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

BARTHOLOMEW, EUGENE J. a/k/a
EUGENE JACOB BARTHOLOMEW,
dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **ANN B. WEITZENHOFFER,**
41 Glen Drive, Doylestown, PA 18901.

Attorney: **HERSCHEL LOCK,** Attorney
at Law, 3107 N. Front St., Suite 200,
Harrisburg, PA 17110-1343.

BERTZ, RICHARD O., dec'd.

Late of Lower Southampton Township,
Bucks County, PA.

Executrix: **RENAE D. NEWHOUSE** a/k/a **RENAE DIANE NEWHOUSE** c/o Meyer Simon, Esquire, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.
 Attorney: **MEYER SIMON**, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

CHAPMAN, MAUREEN H. a/k/a **MAUREEN McMURDO-CHAPMAN** and **MAUREEN H. McMURDO-CHAPMAN**, dec'd.

Late of New Britain Twp., Bucks County, PA.

Executor: **JAMES MICHAEL McMURDO**, 4 Marian Cr., Chalfont, PA 18914.

DeANGELO, ROSE a/k/a **ROSE P. DeANGELO**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executrix: **KAREN DeANGELO**, 1911 Midfield Rd., Feasterville, PA 19053.

DiCRESCENZO, RAYMOND, dec'd.

Late of New Hope, Bucks County, PA.

Executrices: **JANIS SEMINACK**, 406 Snowy Owl Lane, New Hope, PA 18938 and **EILEEN FLOOD**, 3392 Sугan Road, New Hope, PA 18938.

Attorney: **CHAD M. FLOOD**, 1105 Taylorsville Road, P.O. Box 449, Washington Crossing, PA 18977.

LUTCavage, ZIGMUND CHARLES a/k/a **ZIG LUTCavage**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **ROSE ANN LUTCavage**, 4741 Stump Rd., P.O. Box 308, Plumsteadville, PA 18949.

McDOWELL, LOIS M., dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **KATHERINE FREY**, 11 Chapman Avenue, Doylestown, PA 18901.

NORTON, MARGARET A., dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrices: **JUDITH N. PARSONS**, 2145 Old Woods Rd., Green Lane, PA 18054 and **HELEN CAMPBELL**, 240 Fair Oaks Ave., Horsham, PA 19044.

SAYERS, DAVID W. a/k/a **DAVID SAYERS**, dec'd.

Late of New Hope, Bucks County, PA.

Executor: **CRAIG W. SAYERS**, 129 S. Traymore Ave., Ivyland, PA 18974.

SCHROTH, JOHN J., JR. a/k/a **JOHN SCHROTH**, dec'd.

Late of Hilltown Township, Bucks County, PA.

Executor: **RICHARD M. SCHROTH**, 717 Wilson Cr., West Chester, PA 19382.

SLEMMER, CAROL S., dec'd.

Late of Morrisville, Bucks County, PA.

Executrix: **SUZANNE SHERICK**, 111 Winding Way, Morrisville, PA 19067.

SLIWINSKI, HELEN A. a/k/a **HELEN ANITA SLIWINSKI**, dec'd.

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

Administrator: **SEAN D. SLIWINSKI** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

SPINDLER, WILLIAM C., dec'd.

Late of Doylestown Borough, Bucks County, PA.

Administrator: **JAMES M. SPINDLER**, 123 Stallion Ct., Dublin, PA 18917.

TOMLINSON, CLARA L., dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **LOWELL H. TOMLINSON** c/o Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219.

Attorneys: **FITZPATRICK LENTZ & BUBBA, P.C.**, 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219.

VAN SANT, WILLIAM F., SR., dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **WILLIAM F. VAN SANT, III** c/o John H. Filice, Esquire, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

Attorney: **JOHN H. FILICE**, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

WYNN, RICHARD ADAM a/k/a **RICHARD A. WYNN**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **SHARON KINDIG**, 179 Indian Creek Drive, Levittown, PA 19057.

YOUNG, LAUREN NICOLE, dec'd.

Late of Lower Makefield, Bucks County, PA.

Administrator: **FRANCIS X. YOUNG**
c/o Hill Wallack LLP, 777 Township Line
Road, Suite 250, Yardley, PA 19067.
Attorney: **LISA K. SCHUBEL**.

Second Publication

CARMAN, SARAH D., dec'd.

Late of 262 Toll Gate Rd., Middletown
Township, Langhorne, Bucks County, PA.
Executor: **JOSEPH B. CARMAN, JR.,**
4310 Font Hill Ct., Langhorne, PA 19047.

CHEDDAR, KATHERINE M., dec'd.

Late of Bristol Township, Bucks County,
PA.

Administratrix: **OLGA M. EHRHART,**
1032 Northgate Drive, Lebanon, PA
17042.

DALTON, KATHLEEN LOUISE a/k/a KATHLEEN L. DALTON, dec'd.

Late of Doylestown Township, Bucks
County, PA.

Executrix: **MARY SHAMBAUGH** c/o
Hopkins & Hopkins, 114 N. Main Street,
Doylestown, PA 18901.

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

DEGAN, JAMES ROBERT, dec'd.

Late of Tinicum Township, Bucks
County, PA.

Administratrix: **KATHY MANDATO**
c/o Jenei & Cohen, P.C., 123 West Bridge
Street, New Hope, PA 18938.

Attorney: **PAUL R. COHEN,** Jenei &
Cohen, P.C., 123 West Bridge Street, New
Hope, PA 18938.

DUFF, HELEN M., dec'd.

Late of Chalfont Boro, Bucks County, PA.
Executrix: **HEATHER D. RICE,** 407
Edgewood Avenue, Indiana, PA 15701.

Attorney: **MYRON HAY TOMB.**

FARRUGGIO, MADELINE, dec'd.

Late of Bristol Borough, Bucks County,
PA.

Executrix: **MARIA FARRUGGIO** c/o
Begley, Carlin & Mandio, LLP, P.O. Box
308, Langhorne, PA 19047.

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

GALANTE, ALEXANDER J., dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **PATRICIA A. SIRIANNI,**
690 Ivyland Road, Warminster, PA 18974.
GOLDMAN, DANIEL, dec'd.

Late of the Borough of Yardley, Bucks
County, PA.

Executor: **STEWART B. LIEBMAN,** 593
Bethlehem Pike, Ste. 1, Montgomeryville,
PA 18936.

Attorney: **NORMAN MITTMAN,**
Mittman & Liebman Associates, 593
Bethlehem Pike, Ste. 1, Montgomeryville,
PA 18936.

JEFFERSON, MILDRED W., dec'd.

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

Co-Executors: **DENNIS C.
JEFFERSON, JR.** and **DARLE J.
DIGNEY** c/o Stuckert and Yates, Two
North State St., Newtown, PA 18940.

Attorney: **D. KEITH BROWN,** Stuckert
and Yates, Two North State Street,
Newtown, PA 18940.

JERROM, WILLIAM EDWARD a/k/a WILLIAM E. JERROM, dec'd.

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

Administratrix: **LOUANN R. JERROM**
c/o Albert DerMovsesian, Esquire, P.O.
Box 601, Willow Grove, PA 19090.

Attorney: **ALBERT DerMOVSESIAN,**
P.O. Box 601, Willow Grove, PA 19090.

KAZOROSKI, JOHN A. a/k/a JACK KAZOROSKI a/k/a JOHN KAZORSKI and JAKE KAZORSKI, dec'd.

Late of Falls Township, Bucks County,
PA.

Administrators: **GLORIA A.
KAZOROSKI,** 46 Edgewood Lane,
Levittown, PA 19054 and **DAVID
KAZOROSKI,** 8570 Benton Ave.,
Philadelphia, PA 19152.

KEMMERER, ALICE M., dec'd.

Late of Richland Township, Bucks
County, PA.

Executrices: **DIANE L. FLY,** 628
Lechauweki Ave., Fountain Hill, PA
18015 and **MARY B. BOMBA,** 9
Mansion Ave., Hatfield, PA 19440.

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

KLEMP, MARIE B., dec'd.

Late of Horsham Twp., Bucks County, PA.

Executor: **KARL KLEMP**, 2415 Karen Ln., Hatboro, PA 19040.

LACEY, BEVERLY A. a/k/a **BEVERLY ANN LACEY**, dec'd.

Late of Haycock Township, Bucks County, PA.

Executor: **JAMES J. LACEY, JR.**, 2160 Church View Dr., Quakertown, PA 18965.
Attorney: **GERALD F. GLACKIN**, 2031 N. Broad St., Suite 137, P.O. Box 58, Lansdale, PA 19446.

LOUCHHEIM, FRANK PFEIFER a/k/a **FRANK P. LOUCHHEIM**, dec'd.

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

Executors: **STUART M. LOUCHHEIM** and **THE GLENMEDE TRUST COMPANY, N.A.**, Attn.: Isabel M. Albuquerque, 1650 Market St., Ste. 1200, Philadelphia, PA 19103-7391.

Attorney: **GARY W. CALVIN**, Dilts, Macary & Calvin, LLC, 455 Pennsylvania Ave., Ste. 220, Fort Washington, PA 19034.

MAX, MARGARET MARIE WICKER, dec'd.

Late of Hatfield, Bucks County, PA.

Executor: **ADRIAN MAX**, P.O. Box 64, Weston, VT 05161.

McDOWELL, LOIS M., dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **KATHERINE FREY**, 11 Chapman Avenue, Doylestown, PA 18901.

McLAUGHLIN, MARY C., dec'd.

Late of New Britain Twp., Bucks County, PA.

Executrix: **MARY F. FINN** c/o Jenei & Cohen, P.C., 123 West Bridge Street, New Hope, PA 18938.

Attorney: **PAUL R. COHEN**, Jenei & Cohen, P.C., 123 West Bridge Street, New Hope, PA 18938.

MEISLER, SHIRLEY Z., dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **SHARON MEISLER**, 3131 Jenkintown Road, Glenside, PA 19038-1310.

PATTLEY, MATTHEW ROBERT, dec'd.

Late of Morrisville Borough, Bucks County, PA.

Administrator: **THOMAS J. PATTLEY, JR.**, 112 W. Maple Ave., Morrisville, PA 19067.

ROSNER, ROBERT D., dec'd.

Late of East Rockhill Township, Bucks County, PA.

Executrix: **VIRGINIA ANNE ROSNER** c/o Jason A. Daria, Esquire, Feldman Shepherd Wohlgelemer Tanner Weinstock Dodig LLP, 1845 Walnut Street, 21st Floor, Philadelphia, PA 19103.

Attorney: **JASON A. DARIA**, Feldman Shepherd Wohlgelemer Tanner Weinstock Dodig LLP, 1845 Walnut Street, 21st Floor, Philadelphia, PA 19103.

SCHULMAN, EILEEN B. a/k/a **EILEEN SCHULMAN**, dec'd.

Late of Morrisville Borough, Bucks County, PA.

Executrix: **ELAINE C. MULLEN**, 621 N. Delmorr Avenue, Morrisville, PA 19067.

SEEGERS, GLADYS L., dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **LINFORD K. ENTERS**, 3047 Goetz Rd., Perkiomenville, PA 18074.

SHIELDS, NANCY L. a/k/a **NANCY SHIELDS** and **NANCY LIEBL SHIELDS**, dec'd.

Late of Warminster Township, Bucks County, PA.

Co-Executors: **DAVID W. SHIELDS** and **STEPHEN SHIELDS** c/o Brian R. Price & Associates, Pinehill Professional Center, 140 East Butler Avenue, Chalfont, PA 18914.

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

SORRENTINO, EMMA S. a/k/a **E. LYNN SORRENTINO**, dec'd.

Late of Bucks County, PA.

Executor: **JOSEPH N. HENNESSY**.

Attorney: **JOHN J. GONZALES**, Law Offices of John J. Gonzales, P.C., Lakeside Office Park, 609 Lakeside Drive, Southampton, PA 18966.

SPRING, MARTHA, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executors: **KAREN P. MORSE** and **STEVEN A. MORSE** c/o John J. Hare, Jr., Esquire, 2370 York Rd., Ste. A-6, Jamison, PA 18929.

Attorney: **JOHN J. HARE, JR.**

STEWART, MARIAN ELIZABETH a/k/a **MARIAN E. GALLAGHER-STEWART**, dec'd.

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

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

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

VICINO, JOSEPHINE M., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **PATRICIA VICINO**, 876 Gainsway Rd., Yardley, PA 19067.

VOLLMER, CLIFFORD a/k/a **CLIFFORD C. VOLLMER**, dec'd.

Late of Chalfont, Bucks County, PA.

Executor: **JAMES BARTOLETT**, 26 Park Ave., #D50, Chalfont, PA 18914.

WALTON, BETTE JANE, dec'd.

Late of the Township of Upper Southampton, Bucks County, PA.

Executrix: **MARIAN M. KEYSER**, 119 Hilltop Drive, Churchville, PA 18966.

Attorney: **ADAM L. FERNANDEZ**, Wisler Pearlstone, LLP, 460 Norristown Road, Suite 110, Blue Bell, PA 19422.

YEAKEL, MARGARET MAE a/k/a **MARGARET YEAKEL**, dec'd.

Late of Quakertown Borough, Bucks County, PA.

Administratrix: **WENDY ASHBY**, Esquire, 246 W. Broad St., Suite 3, Quakertown, PA 18951.

*Third and Final Publication***BARILLA, CHRISTIN MARY**, dec'd.

Late of New Britain Township (Chalfont), Bucks County, PA.

Co-Administrators: **ROBERT BARILLA** and **SUSAN BARILLA** c/o Jennifer L. Damelio, Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609.

Attorney: **JENNIFER L. DAMELIO**, Ruggiero Law Offices LLC, 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609.

BLAGUS, EARL A., JR., dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **DEBORAH B. HAUCK**, 111 Sterling Dr., Perkasio, PA 18944.

BOYER, PAUL F. a/k/a PAUL FRANCIS BOYER, dec'd.

Late of Trumbauersville Borough, Bucks County, PA.

Executrix: **IRENE F. BOYER** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **DIANNE C. MAGEE**, Grim, Biehn & Thatcher, 104 S. Sixth St., P.O. Box 215, Perkasio, PA 18944-0215.

BYTHEWAY, MICHAEL A., dec'd.

Late of Bucks County, PA.

Executor: **BRADFORD LIN**, 525 Cardinal Drive, Dresher, PA 19025.

CRANE, STUART G., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **BARBARA J. CRANE**, 1909 Yardley Road, Yardley, PA 19067.

Attorney: **PATRICIA K. MARKHO**.

DePAOLANTONIO, ERNEST, SR., dec'd.

Late of Hilltown Township, Bucks County, PA.

Co-Executrices: **PHYLLIS ANN MARSAR**, 500 James St., King of Prussia, PA 19406 and **JACQUELINE FAULKNER**, 447 Larkspur Drive, Kennett Square, PA 19348.

Attorney: **KARI E. MELLINGER**, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110.

DiENNO, LESLIE S. a/k/a LESLIE S. STEIN, dec'd.

Late of Levittown/Middletown, Bucks County, PA.

Co-Executors: **EDWARD A. DiENNO**, 42 Falcon Road, Levittown, PA 19056 and **KELLIANN DiENNO**, 2527 Salmon Street, Philadelphia, PA 19125.

FERELLO, KATHERINE W., dec'd.

Late of Sarasota, FL and Newtown, Bucks County, PA.

Executrix: **CATHERINE KIRK**, 2 Violet Lane, Newtown, PA 18940.

GIANNI, MARY E., dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **CAROL KNITTER**, 34507 Ann's Choice Way, Warminster, PA 18974.

GRAHAM, ELIZABETH R., dec'd.

Late of Holland, Bucks County, PA.

Executrix: **BERNADETTE E. DECKER**, 492 Strocks Grove Road, Upper Black Eddy, PA 18972.

Attorney: **LAWRENCE M. FRANGIOSA**.

GREASER, CLAUDE C. a/k/a CLAUDE CASSEL GREASER, dec'd.

Late of Telford Borough, Bucks County, PA.

Executor: **GARY GREASER**, 3710 Pembroke Dr., Richmond, TX 77406.

GREASER, LOLA F., dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **THOMAS HARRY GREASER**, 165 Winding Creek Way, Harleysville, PA 19438.

Attorney: **DOUGLAS M. JOHNSON**, Buschman & Johnson, 228 North Main Street, Souderton, PA 18964.

GRECO, BARBARA ANN, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executrix: **GRACE ANN HILTON** c/o Peter L. Reiss, Esquire, 107 E. Oakland Avenue, Doylestown, PA 18901.

Attorney: **PETER L. REISS**, Clemons Richter & Reiss, P.C., 107 E. Oakland Avenue, Doylestown, PA 18901.

GROSHENS, FREDERICK S., dec'd.

Late of the Township of New Britain, Bucks County, PA.

Executrix: **SALLY GROSHENS-DREXLER** a/k/a **SALLY E. GROSHENS DREXLER** c/o Michael A. Klimpl, Esquire, 131 West State St., Doylestown, PA 18901.

Attorney: **MICHAEL A. KLIMPL**, Antheil Maslow & MacMinn LLP, 131 West State St., P.O. Box 50, Doylestown, PA 18901.

HERSTINE, BERNICE, dec'd.

Late of New Britain Township, Bucks County, PA.

Executrix: **SANDRA L. BRIGGS** c/o Maris C. Langford, Esquire, 70 W. Oakland Ave., Suite 201, Doylestown, PA 18901.

Attorney: **MARIS C. LANGFORD**, 70 West Oakland Avenue, Suite 201, Doylestown, PA 18901.

HESTON, FRIEDA S., dec'd.

Late of Newtown, Bucks County, PA.

Executors: **SUSAN N. LARAMEE**, 49 South Street, Rockport, MA 01966 and **RICHARD N. HESTON**, 5323 Fawn Grove Road, Pylesville, MD 21132.

Attorney: **JEFFREY P. GARTON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047-0308.

HICKMAN, BERTRAM R. a/k/a RON HICKMAN, dec'd.

Late of Dublin, Bucks County, PA.

Executrix: **JOYCE A. HINES**, 116 W. Broad St., Souderton, PA 18964.

LOVRICH, JOHN K., dec'd.

Late of Northampton Township, Bucks County, PA.

Administratrix: **LORI LOVRICH** c/o Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

Attorney: **FRANCIS X. STECKLAIR**, Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

McGRATH, CATHERINE M., dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **GARY M. McGRATH** 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.

MINARIK, PAMELA MARY a/k/a PAMELA F. MINARIK, dec'd.

Late of Quakertown Borough, Bucks County, PA.

Executor: **J. PERRY MINARIK**, 240 Milford Square Pike, Quakertown, PA 18951.

PETERSEN, BETTY R. a/k/a BETTY RUTH PETERSEN, dec'd.

Late of Warminster Township, Bucks County, PA.

Co-Executors: **LINDA P. KOENIG** a/k/a **LINDA K. KOENIG** and **STEVEN R. PETERSEN** c/o Kevin Holleran, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, West Chester, PA 19381.

Attorney: **KEVIN HOLLERAN**,
Gawthrop Greenwood, PC.

POLIQUIN, GERALDINE M., dec'd.

Late of Lower Makefield Township,
Bucks County, PA.

Co-Executrices: **CAROL LEPP** and
SUSAN NEWCOMER c/o D. Keith
Brown, Esquire, Stuckert and Yates, P.O.
Box 70, Newtown, PA 18940.

Attorney: **D. KEITH BROWN**, Stuckert
and Yates, P.O. Box 70, Newtown, PA
18940.

PRUTZMAN, WILLIAM, JR. a/k/a **BILL
PRUTZMAN**, dec'd.

Late of Warminster, Bucks County, PA.

Administrator: **JONATHAN D.
PRUTZMAN**, 8 Crystal Ct., Barnegat,
NJ 08005.

SHULTZ, MARJORIE J. a/k/a **MARJORIE
JANE SHULTZ**, dec'd.

Late of Middletown Township, Bucks
County, PA.

Executrix: **MURIEL J. SHULTZ**, 176
Idlewild Road, Levittown, PA 19057.

Attorney: **SCOTT B. HOROWITZ**.

STAMPONE, JAMES D., dec'd.

Late of Newtown Township, Bucks
County, PA.

Executrix: **SANDRA J. BURDULIS** c/o
Cordes Law LLC, 27 South State Street,
Newtown, PA 18940.

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

SWART, PATRICIA P., dec'd.

Late of Warminster Township, Bucks
County, PA.

Executor: **DOUGLASS H. SWART** a/k/a
DOUGLASS HAMILTON SWART, 228
Forest Park Drive, Chalfont, PA 18914.

Attorney: **JEFFREY E. TONER**.

SWEENEY, RONALD W., dec'd.

Late of 89 Blue Jay Rd., Chalfont, New
Britain Township, Bucks County, PA.

Executrix: **LINDA A. SWEENEY**, 89
Blue Jay Road, Chalfont, PA 18914.

TINARI, JEAN A., dec'd.

Late of Doylestown Borough, Bucks
County, PA.

Executrix: **NANCY J. COLLIE** c/o
Steven A. Cotlar, Esquire, 23 West Court
Street, Doylestown, PA 18901.

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

TODD, MORRIS B. a/k/a **MORRIS
BARKMAN TODD**, dec'd.

Late of Quakertown Borough, Bucks
County, PA.

Executrix: **SHIRLEY A. MERRING** c/o
Rodney D. Henry, Esquire, P.O. Box 499,
Quakertown, PA 18951-0499.

WALSH, JOSEPH P. a/k/a **JOSEPH P.
WALSH, JR.**, dec'd.

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

Executrix: **KEELY F. MAHAN** a/k/a
KEELY MAHAN c/o Robert M. Slutsky,
Esquire, 600 W. Germantown Pike, Ste.
400, Plymouth Meeting, PA 19462.

Attorney: **ROBERT M. SLUTSKY**,
Robert M. Slutsky Associates, 600 W.
Germantown Pike, Ste. 400, Plymouth
Meeting, PA 19462.

WENDEL, RAYMOND J., dec'd.

Late of Washington Crossing, Bucks
County, PA.

Executrix: **LUCILLE C. WENDEL** c/o
Michael T. Pidgeon, Esquire, Pidgeon
& Pidgeon, P.C., 600 Alexander Road,
Princeton, NJ 08540.

Attorney: **MICHAEL T. PIDGEON**.

WOLL, GERARD H. a/k/a **JERRY WOLL**,
dec'd.

Late of Sellersville, Bucks County, PA.

Executor: **MATTHEW WOLL**, 504
Keystone Drive, Sellersville, PA 18960.

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:

Angus Analytics with its principal place
of business 10 Canal St., Suite 219, Bristol,
PA 19007.

The names and addresses of the persons
owning or interested in said business are

Robert Levins, 18 Keystone Ln., Levittown, PA 19055, Sam Gearhart, 2991 N. Sугan Rd., P.O. Box 470, Solebury, PA 18963 and Philip Baratz, 5920 SW 33rd Ave., Ft. Lauderdale, FL 33312.

The certificate will be filed on or after November 5, 2014.

Nov. 20

Bristol Rescue with its principal place of business 483 Pheasant Lane, Fairless Hills, Pennsylvania 19030.

The name and address of the entity owning or interested in said business is American Health Medical Transport, Inc., 483 Pheasant Lane, Fairless Hills, Pennsylvania 19030.

The certificate will be filed on or after October 29, 2014.

D. Keith Brown, Solicitor
Stuckert and Yates
Two North State Street
P.O. Box 70
Newtown, PA 18940

Nov. 20

Kutzner Manufacturing with its principal place of business 3255 Meetinghouse Rd., Telford, PA 18969.

The name and address of the entity owning or interested in said business is Kutzner Manufacturing Industries, Inc., 3255 Meetinghouse Rd., Telford, PA 18969.

The certificate will be filed on or after October 7, 2014.

Krista P. Harper, Solicitor
Harper Business Law, P.C.
87 North Broad Street
Doylestown, PA 18901

Nov. 20

Raven Gothic with its principal place of business 2064 Durham Road, New Hope, PA 18938.

The name and address of the person owning or interested in said business is Nicole Kontra, 2064 Durham Road, New Hope, PA 18938.

The certificate will be filed on or after November 6th, 2014.

Nov. 20

Miscellaneous

Notice of Action in Mortgage Foreclosure
Bucks County
Court of Common Pleas
Number: 2014-05666

Bank of America, N.A., Plaintiff
v.

Linda M. Langer, Known Surviving Heir of Edna Langer, Deceased Real Owner and Mortgagor, John J. Langer, Known Surviving Heir of Edna Langer, Deceased Real Owner and Mortgagor, Robert H. Langer, Known Surviving Heir of Edna Langer, Deceased Real Owner and Mortgagor, Mary E. Rolison, Known Surviving Heir of Edna Langer, Deceased Real Owner and Mortgagor, Dorothy H. Langer, Known Surviving Heir of Edna Langer, Deceased Real Owner and Mortgagor and Unknown Surviving Heirs of Edna Langer, Deceased Real Owner and Mortgagor, Defendants

TO: Unknown Surviving Heirs of Edna Langer, Deceased Real Owner and Mortgagor.

Premises subject to foreclosure: 79 Harrison Avenue, Morrisville, Pennsylvania 19067.

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

123 S. Broad St.

Ste. 1400

Philadelphia, PA 19109

(215) 790-1010

Nov. 20

IN THE COURT OF COMMON PLEAS
BUCKS COUNTY, PENNSYLVANIA
IN REMEMINENT DOMAIN
NO. 2014-07590**IN RE: CONDEMNATION OF LAND
IN BUCKS COUNTY, PENNSYLVANIA
LOCATED AT EAST PARK AVENUE,
SELLERSVILLE BOROUGH, TAX MAP
PARCEL NO. 39-008-408****CONDEMNED: SIMON MILLER
PROPERTIES, LLC, ANGELINA
FENDO AND ALL OTHERS HOLDING
OR CLAIMING AN OWNERSHIP
INTEREST IN TAX MAP PARCEL NO.
39-008-408, THEIR RESPECTIVE HEIRS,
ADMINISTRATORS, SUCCESSORS AND
ASSIGNS****NOTICE OF CONDEMNATION**

You are hereby notified that a Declaration of Taking has been filed by the Redevelopment Authority of the County of Bucks in the Court of Common Pleas of Bucks County, Pennsylvania, with regard to your property at East Park Avenue, Sellersville Borough, Tax Map Parcel No. 39-008-408. True and correct copies of the Declaration of Taking, Notice of Condemnation and Memorandum of Recording are attached hereto and made a part hereof. You are further notified that the date of filing of the Declaration of Taking was October 30, 2014, and that the matter was filed at Docket Number 2014-07590.

The owner of said land as reasonably known to the Condemnor is Simon Miller Properties, LLC, a New York limited liability company, its successors and assigns with an outstanding interest appearing of record in the name of Angelina Fendo.

**REDEVELOPMENT AUTHORITY
OF THE COUNTY OF BUCKS****Allen W. Toadvine**, Solicitor
Marte and Toadvine
344 South Bellevue Avenue
Langhorne, PA 19047

Nov. 20

IN THE COURT OF COMMON PLEAS
BUCKS COUNTY, PENNSYLVANIA
IN REM
EMINENT DOMAIN
NO. 2014-07591**IN RE: CONDEMNATION OF LAND
IN BUCKS COUNTY, PENNSYLVANIA
LOCATED AT EAST PARK AVENUE,
SELLERSVILLE BOROUGH, TAX MAP
PARCEL NO. 39-008-410****CONDEMNED: NORMAN E.
GODSHALL, LOIS J. GODSHALL,
PATRICK J. FOX, ISABELL RODGERS
AND ALL OTHERS HOLDING OR
CLAIMING AN OWNERSHIP INTEREST
IN TAX MAP PARCEL NO. 39-008-
410, THEIR RESPECTIVE HEIRS,
ADMINISTRATORS, SUCCESSORS AND
ASSIGNS****NOTICE OF CONDEMNATION**

You are hereby notified that a Declaration of Taking has been filed by the Redevelopment Authority of the County of Bucks in the Court of Common Pleas of Bucks County, Pennsylvania, with regard to your property at East Park Avenue, Sellersville Borough, Tax Map Parcel No. 39-008-410. True and correct copies of the Declaration of Taking, Notice of Condemnation and Memorandum of Recording are attached hereto and made a part hereof. You are further notified that the date of filing of the Declaration of Taking was October 30, 2014, and that the matter was filed at Docket Number 2014-07591.

The owners of said land as reasonably known to the Condemnor are Norman E. Godshall and Lois J. Godshall, their heirs, administrators successors and assigns with an outstanding interest appearing of record in the name of Patrick J. Fox and Isabell Rodgers.

**REDEVELOPMENT AUTHORITY
OF THE COUNTY OF BUCKS****Allen W. Toadvine**, Solicitor
Marte and Toadvine
344 South Bellevue Avenue
Langhorne, PA 19047

Nov. 20

IN THE COURT OF COMMON PLEAS
BUCKS COUNTY, PENNSYLVANIA
IN REM
EMINENT DOMAIN
NO. 2014-07589

**IN RE: CONDEMNATION OF LAND
IN BUCKS COUNTY, PENNSYLVANIA
LOCATED AT HUGHES AVENUE,
SELLERSVILLE BOROUGH, TAX MAP
PARCEL NO. 39-008-394**

**CONDEMNNEES: C. EVERETT, INC.,
GEORGE WAGENBAUER, MARGARET
E. WAGENBAUER AND ALL OTHERS
HOLDING OR CLAIMING AN
OWNERSHIP INTEREST IN TAX MAP
PARCEL NO. 39-008-394, THEIR HEIRS,
ADMINISTRATORS, SUCCESSORS AND
ASSIGNS**

NOTICE OF CONDEMNATION

You are hereby notified that a Declaration of Taking has been filed by the Redevelopment Authority of the County of Bucks in the Court of Common Pleas of Bucks County, Pennsylvania, with regard to your property at Hughes Avenue, Sellersville Borough, Tax Map Parcel No. 39-008-394. True and correct copies of the Declaration of Taking, Notice of Condemnation and Memorandum of Recording are attached hereto and made a part hereof. You are further notified that the date of filing of the Declaration of Taking was October 30, 2014, and that the matter was filed at Docket Number 2014-07589.

The owner of said land as reasonably known to the Condemnor is C. Everett, Inc., a Pennsylvania corporation, and its successors and assigns with an outstanding interest appearing of record in the name of George and Margaret E. Wagenbauer.

**REDEVELOPMENT AUTHORITY
OF THE COUNTY OF BUCKS**

Allen W. Toadvine, Solicitor
Marte and Toadvine
344 South Bellevue Avenue
Langhorne, PA 19047

Nov. 20

Trust Notice

Notice is hereby given that the settlor of the revocable trust set forth below has died, and no personal representative has

been appointed for said decedent's estate. All persons having claims or demand against said decedent are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to the trustee or the trustee's attorney as named below:

First Publication

TRUST OF ETHEL BLAKE.

ETHEL BLAKE, deceased.

Late of Bristol Twp., Bucks County, PA.

Trustee: **CECIL ROBERTS**, 37 Gabriel Lane, Willingboro, NJ 08014.

Attorney: **ANN R. LEVIN, JD**, 705 W. DeKalb Pike, King of Prussia, PA 19406.

**MARTHA P. HUNSICKER TRUST
UNDER AGREEMENT DATED JULY
14, 1997 AS AMENDED JULY 30, 1999
AND LAST AMENDED NOVEMBER
15, 2006.**

MARTHA P. HUNSICKER, deceased.

Late of Telford Borough, Bucks County, PA.

Trustee: **UNIVEST BANK AND TRUST
CO.**, 14 North Main Street, P.O. Box
64559, Souderton, PA 18964.

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

Second Publication

**BETTY G. RYMOND TRUST, TRUST
UNDER AGREEMENT DATED
02/20/2008.**

BETTY G. RYMOND, deceased.

Late of Quakertown Borough, Bucks
County, PA.

Trustee: **UNIVEST BANK AND TRUST
CO.**, 14 North Main Street, P.O. Box
64559, Souderton, PA 18964.

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