

## Sheriff's Sale

### *Third and Final Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, December 13<sup>th</sup>, 2013 at 11 o'clock A.M., prevailing time, at the James Lorah Auditorium located at the corner of Broad and Main Streets, in the Borough of Doylestown, Bucks County, Pa., the following real estate to wit.

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

### **BEDMINSTER TOWNSHIP**

DOCKET #2013-04008

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

TAX PARCEL #01-017-129.

PROPERTY ADDRESS: 147 Pipers Inn Drive, Fountainville, PA 18923.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ALAN D. ALBERY AND VICKI L. ALBERY.**

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

### **BENSALEM TOWNSHIP**

DOCKET #2010-03029

ALL THAT CERTAIN lot or piece of ground described according to a plan made thereof by Edward Pickering, Jr., Licensed Surveyor on the Second day of January A.D., 1924 called "Linconia" in **BENSALEM TOWNSHIP** Bucks County and State of Pennsylvania being Lot Number 304 on the said Plan recorded at Doylestown in Plan Book 1 page 174.

TAX PARCEL #2-7-22.

PROPERTY ADDRESS: 2544 Buffalo Avenue, Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RODNEY MOORE AND SHIRLEY MOORE.**

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

DOCKET #2010-05683

WILMINGTON TRUST COMPANY AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION (SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION) AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUSTEE 2007-10XS v. PATRICIA RICHARDS AND CLAIRMONTE RICHARDS owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 2340 Linconia Avenue, Feasterville Trevose, PA 19053-6911.

TAX PARCEL #2-6-9/2-6-5, 2-6-6.

PROPERTY ADDRESS: 2340 Linconia Avenue, Feasterville Trevose, PA 19053-6911.

JUDGMENT AMOUNT: \$ 299,693.07.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICIA RICHARDS AND CLAIRMONTE RICHARDS.**

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

DOCKET #2012-06833

JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE, LLC v. FRANK JAZLOVIETCKI owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 3852 Dreshner Road, Bensalem, PA 19020.

TAX PARCEL #02-011-290.

PROPERTY ADDRESS: 3852 Dreshner Road, Bensalem, PA 19020.

JUDGMENT AMOUNT: \$ 188,338.25.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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DOCKET #2013-01299

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

TAX PARCEL #02-036-162.

PROPERTY ADDRESS: 2689 Colmar Avenue, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ELIJAH ODUMOSU AND GLORIA ODUMOSU**.

**MICHAEL T. MCKEEVER**, Esquire

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

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## DOCKET #2013-02180

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE GSAA HOME EQUITY TRUST 2006-11 v. MICHAEL MURRAY A/K/A MICHAEL J. MURRAY owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 6174 Mark Circle, Bensalem, PA 19020-2473.

TAX PARCEL #02-097-090.

PROPERTY ADDRESS: 6174 Mark Circle, Bensalem, PA 19020-2473.

JUDGMENT AMOUNT: \$ 434,098.44.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL MURRAY A/K/A MICHAEL J. MURRAY**.

**PHELAN HALLINAN**, Esquire

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

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## DOCKET #2013-04436

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.

BEING Lot 27 on said Plan.

PARCEL NO. 02-049-407.

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

IMPROVEMENTS: TWO STORY RESIDENTIAL DWELLING.

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

**HUGH J. GILLESPIE**, Esquire

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

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## DOCKET #2013-04478

OCWEN LOAN SERVICING, LLC v. JACQUELINE I. BASKERVILLE owner(s) of property situate in the **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 1144 Dana Avenue a/k/a 1144 Dana Road, Bensalem, PA 19020-5611.

TAX PARCEL #02-029-207.

PROPERTY ADDRESS: 1144 Dana Avenue a/k/a 1144 Dana Road, Bensalem, PA 19020-5611.

JUDGMENT AMOUNT: \$ 151,245.49.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JACQUELINE I. BASKERVILLE**.

**PHELAN HALLINAN**, Esquire

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

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**BRISTOL BOROUGH**

## DOCKET #2012-06585

ALL THAT CERTAIN LOTS situate in the **BOROUGH OF BRISTOL**.

TAX PARCEL #04-009-141.

PROPERTY ADDRESS: 625 Corson Street, Bristol, PA 19007.

IMPROVEMENTS: A DWELLING.

SOLD AS THE PROPERTY OF: **MERCEDES DIAZ AND JOHN D. YOUNG**.

**LOUIS P. VITTI**, Esquire

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

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## DOCKET #2013-01519

FLAGSTAR BANK, FSB v. JOSEPH FIELD AND KATHLEEN FIELD owner(s) of property situate in the **BRISTOL BOROUGH**, Bucks County, Pennsylvania, being 247 Jackson Street, Bristol, PA 19007-4209.

TAX PARCEL #04-028-167.

PROPERTY ADDRESS: 247 Jackson Street,  
Bristol, PA 19007-4209.

JUDGMENT AMOUNT: \$ 172,302.70.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH  
FIELD AND KATHLEEN FIELD.**

**PHELAN HALLINAN**, Esquire

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

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DOCKET #2013-03765

ALL THAT CERTAIN lot of land, with the  
buildings and improvements thereon erected,  
situate in the Fourth Ward of the  
**BOROUGH OF BRISTOL**, County of  
Bucks and Commonwealth of Pennsylvania.  
SOURCE of title is book 0489, page 0368  
(recorded 06/30/92).

PROPERTY address 670 Spring Street,  
Bristol, PA 19007-3802.

PARCEL IDENTIFICATION NO: 04-011-  
055.

PROPERTY: 670 Spring Street, Bristol, PA  
19007.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **CECILIA  
SARACHILLI.**

**MARTHA E. VON ROSENSTIEL**, Esquire

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

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**BRISTOL TOWNSHIP**

DOCKET #2009-11155

SUNTRUST MORTGAGE, INC. v.  
STEPHEN C. GALLAGHER AND  
KATHLEEN GALLAGHER owner(s) of  
property situate in the **TOWNSHIP OF  
BRISTOL**, Bucks County, Pennsylvania,  
being 1 Dove Circle, Fairless Hills, PA 19030-  
4015.

TAX PARCEL #05-031-102.

PROPERTY ADDRESS: 1 Dove Circle,  
Fairless Hills, PA 19030-4015.

JUDGMENT AMOUNT: \$ 277,849.92.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **STEPHEN  
C. GALLAGHER AND KATHLEEN  
GALLAGHER.**

**PHELAN HALLINAN**, Esquire

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

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DOCKET #2011-01694

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

TAX PARCEL #5-73-74.

PROPERTY ADDRESS: 1413 Hanford Street,  
Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.

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

**MARK J. UDREN**, Esquire

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

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DOCKET #2012-02455

BANK OF AMERICA, N.A. SUCCESSOR BY  
MERGER TO BAC HOME LOANS  
SERVICING, L.P. F/K/A COUNTRYWIDE  
HOME LOANS SERVICING, L.P. v. JOSE F.  
RAMOS owner(s) of property situate in the  
**BRISTOL TOWNSHIP**, Bucks County,  
Pennsylvania, being 832 Excelsior Avenue,  
Croydon, PA 19021-6110.

TAX PARCEL #05-012-334.

PROPERTY ADDRESS: 832 Excelsior  
Avenue, Croydon, PA 19021-6110.

JUDGMENT AMOUNT: \$ 163,907.29.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **JOSE F.  
RAMOS.**

**PHELAN HALLINAN**, Esquire

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

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DOCKET #2012-04589

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

TAX PARCEL #05-037-173.

PROPERTY ADDRESS: 85 Wildflower Road,  
Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL REAL  
ESTATE.

SOLD AS THE PROPERTY OF: **THE  
UNKNOWN HEIRS, EXECUTORS AND  
DEVEISEES OF THE ESTATE OF JOHN O.  
WRIGHT, AND JANICE CAMERON.**

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

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

DOCKET #2012-05729  
PENNYMAC CORP. v. ROY MILLER AND KATHLEEN MILLER owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 312 Westview Avenue, Bristol, PA 19007-2535. TAX PARCEL #05-058-125.  
PROPERTY ADDRESS: 312 Westview Avenue, Bristol, PA 19007-2535.  
JUDGMENT AMOUNT: \$ 125,662.08.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **ROY MILLER AND KATHLEEN MILLER. PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-08351  
GMAC MORTGAGE, LLC v. ROBERT E. NEVILLE owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 51 Parkside Circle, Levittown, PA 19056-3501. TAX PARCEL #05-021-241.  
PROPERTY ADDRESS: 51 Parkside Circle, Levittown, PA 19056-3501.  
JUDGMENT AMOUNT: \$ 229,741.86.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **ROBERT E. NEVILLE. PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-06045  
CITIMORTGAGE, INC. v. JOHN ZOLDI owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 33 Red Maple Lane, Levittown, PA 19055-1406. TAX PARCEL #05-039-207.  
PROPERTY ADDRESS: 33 Red Maple Lane, Levittown, PA 19055-1406.  
JUDGMENT AMOUNT: \$ 152,435.48.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **JOHN ZOLDI. PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-08487  
GMAC MORTGAGE, LLC v. MICHAEL J. GOSPODAREK, JR. AND EILEEN GOSPODAREK owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 939 Wyoming Avenue, Croydon, PA 19021-7920. TAX PARCEL #05-012-435.  
PROPERTY ADDRESS: 939 Wyoming Avenue, Croydon, PA 19021-7920.  
JUDGMENT AMOUNT: \$ 153,707.81.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **MICHAEL J. GOSPODAREK, JR. AND EILEEN GOSPODAREK. PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-07350  
ALL THAT CERTAIN lot or piece of land, SITUATE in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #05-046-413.  
PROPERTY ADDRESS: 513 Queen Anne Drive, Fairless Hills, PA 19030.  
IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **KEITH BROOKS.**

DOCKET #2012-08522  
CITIMORTGAGE, INC. v. DANIEL J. DUGAN AND ALICE D. DUGAN A/K/A ALICE D. LYNCH owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 1001 Pennsylvania Avenue, Croydon, PA 19021-6133. TAX PARCEL #05-008-268.  
PROPERTY ADDRESS: 1001 Pennsylvania Avenue, Croydon, PA 19021-6133.

JUDGMENT AMOUNT: \$ 141,376.15.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **DANIEL J.  
 DUGAN AND ALICE D. DUGAN A/K/A  
 ALICE D. LYNCH.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2013-00085

WELLS FARGO BANK, N.A. S/B/M TO  
 WACHOVIA MORTGAGE CORPORATION  
 v. MICHELE M. BREMME AND JOSEPH  
 C. BREMME owner(s) of property situate in  
**BRISTOL TOWNSHIP**, Bucks County,  
 Pennsylvania, being 57 Black Walnut Road,  
 Levittown, PA 19057-3015.  
 TAX PARCEL #05-036-236.  
 PROPERTY ADDRESS: 57 Black Walnut  
 Road, Levittown, PA 19057-3015.  
 JUDGMENT AMOUNT: \$ 199,524.54.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **MICHELE  
 M. BREMME AND JOSEPH C. BREMME.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2013-00229

JPMORGAN CHASE BANK, NATIONAL  
 ASSOCIATION v. CAROL MEYERLE AND  
 DENNIS MEYERLE owner(s) of property  
 situate in the **TOWNSHIP OF BRISTOL**,  
 Bucks County, Pennsylvania, being 9 Margin  
 Turn, Levittown, PA 19056-3602.  
 TAX PARCEL #05 021 577.  
 PROPERTY ADDRESS: 9 Margin Turn,  
 Levittown, PA 19056-3602.  
 JUDGMENT AMOUNT: \$ 180,687.20.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **CAROL  
 MEYERLE AND DENNIS MEYERLE.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2013-00329

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

HOME LOANS SERVICING, LP v. ROBERT  
 P. MORRIS owner(s) of property situate in  
 the **BRISTOL TOWNSHIP**, Bucks County,  
 Pennsylvania, being 604 Rosa Avenue,  
 Croydon, PA 19021-6108.  
 TAX PARCEL #05-012-154.  
 PROPERTY ADDRESS: 604 Rosa Avenue,  
 Croydon, PA 19021-6108.  
 JUDGMENT AMOUNT: \$ 52,159.06.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **ROBERT  
 P. MORRIS.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2013-01195

BANK OF AMERICA, N.A., AS SUCCESSOR  
 BY MERGER TO BAC HOME LOANS  
 SERVICING, LP F/K/A COUNTRYWIDE  
 HOME LOANS SERVICING, LP v. MIRLINE  
 HENRY owner(s) of property situate in the  
**BRISTOL TOWNSHIP**, Bucks County,  
 Pennsylvania, being 2 Schoolhouse Lane,  
 Levittown, PA 19055-2002.  
 TAX PARCEL #05-072-307.  
 PROPERTY ADDRESS: 2 Schoolhouse Lane,  
 Levittown, PA 19055-2002.  
 JUDGMENT AMOUNT: \$ 268,033.17.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **MIRLINE  
 HENRY.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2013-01934

WELLS FARGO BANK, N.A. v. GEORGE  
 T. LONG, III A/K/A G T. L, III owner(s) of  
 property situate in **BRISTOL TOWNSHIP**,  
 Bucks County, Pennsylvania, being 906  
 Elmhurst Avenue, Bristol, PA 19007-2610.  
 TAX PARCEL #05-059-056.  
 PROPERTY ADDRESS: 906 Elmhurst  
 Avenue, Bristol, PA 19007-2610.  
 JUDGMENT AMOUNT: \$ 110,526.86.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **GEORGE  
 T. LONG, III A/K/A G T. L, III.**  
**PHELAN HALLINAN**, Esquire

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

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## DOCKET #2013-03295

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 bounded and described according to a "Subdivision Map of Greenbrook" Section 4, made by C.A. Monroe, P.E. & L.S. dated April 1952 and recorded in the Office for the Recording of Deeds in and for the County of Bucks at Doylestown, Pa., in Plan Book 4 Page 49. BEING Lot Number 1730 on the above mentioned Plan.

TAX PARCEL #05-072-005.

JUDGMENT: \$ 80,716.68, plus costs.

PROPERTY ADDRESS: 154 Farmbrook Drive, Levittown, PA 19055.

IMPROVEMENTS: A ONE (1) STORY SINGLE RANCH DWELLING, CONSISTING OF LIVING ROOM, KITCHEN, 3 BEDROOMS & 1 BATH; WITH PORCH & CARPORT.

SOLD AS THE PROPERTY OF: **JOHN C. NYCE AND ROSALIA M. NYCE, HUSBAND & WIFE.**

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

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## DOCKET #2013-03337

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 #05-021-102.

PROPERTY ADDRESS: 37 Pine Needle Road, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

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## DOCKET #2013-03657

OCWEN LOAN SERVICING, LLC v. ROSSANA SCACCIOTTI AND ROY E. HUDEC, JR. owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 27 Wildflower Road, Levittown, PA 19057-3209.

TAX PARCEL #05-036-435.

PROPERTY ADDRESS: 27 Wildflower Road, Levittown, PA 19057-3209.

JUDGMENT AMOUNT: \$ 220,107.45.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROSSANA SCACCIOTTI AND ROY E. HUDEC, JR. PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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## DOCKET #2013-03782

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

TAX PARCEL #5-21-216.

PROPERTY ADDRESS: 76 Pumpkin Hill Road, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANTHONY PELUSO.**

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

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## DOCKET #2013-04200

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

TAX PARCEL #05-026-136.

PROPERTY ADDRESS: 3105 Penn Valley Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES A. J. HALPIN III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF VANKIRK E. WILSON, DECEASED.**

**GREGORY JAVARDIAN**, Esquire

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

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DOCKET #2013-04210

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

TAX PARCEL #05-026-136.

PROPERTY ADDRESS: 3105 Penn Valley Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES A. J. HALPIN III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF VANKIRK E. WILSON, DECEASED.**

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

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DOCKET #2013-04409

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

TAX PARCEL #05-042-268.

PROPERTY ADDRESS: 268 Dogwood Drive, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PAUL J. SMITH AND SUZANNE L. SMITH.**

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

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DOCKET #2013-04420

OCWEN LOAN SERVICING, LLC v. SHERYL BENSON AND JOHN BENSON owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 395 Magnolia Drive, Levittown, PA 19054-2038.

TAX PARCEL #05-048-537.

PROPERTY ADDRESS: 395 Magnolia Drive, Levittown, PA 19054-2038.

JUDGMENT AMOUNT: \$ 166,611.73.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SHERYL BENSON AND JOHN BENSON.**

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

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DOCKET #2013-04565

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. KEMALETIN HANCER A/K/A KAMALETIN HANCER AND HATICE HANCER owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 24 Rambler Lane, Levittown, PA 19055-1402.

TAX PARCEL #05-038-450.

PROPERTY ADDRESS: 24 Rambler Lane, Levittown, PA 19055-1402.

JUDGMENT AMOUNT: \$ 185,169.05.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KEMALETIN HANCER A/K/A KAMALETIN HANCER AND HATICE HANCER.**

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

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DOCKET #2013-04812

WELLS FARGO BANK, N.A. v. JERRY T. CAMPBELL, JR. AND JERRY T. CAMPBELL, III owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 266 Indian Creek Drive, Levittown, PA 19057-2737.

TAX PARCEL #05-033-483.

PROPERTY ADDRESS: 266 Indian Creek Drive, Levittown, PA 19057-2737.

JUDGMENT AMOUNT: \$ 175,147.21.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JERRY T. CAMPBELL, JR. AND JERRY T. CAMPBELL, III.**

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

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DOCKET #2013-04845

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

TAX PARCEL #5-43-194.  
PROPERTY ADDRESS: 60 Orchard Lane,  
Levittown, PA 19055.  
IMPROVEMENTS: RESIDENTIAL REAL  
ESTATE.  
SOLD AS THE PROPERTY OF: **LINDA J.  
PHIPPS AND HERBERT ELWOOD  
PHIPPS A/K/A HERBERT E. PHIPPS.  
CHRISTINA C. VIOLA**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-04917  
ALL THAT CERTAIN lot, piece or parcel of  
land with the buildings and improvements thereon  
erected, Situate, lying and being at Levittown,  
**TOWNSHIP OF BRISTOL**, County of Bucks  
and Commonwealth of Pennsylvania.  
TAX PARCEL #5-38-535.  
PROPERTY ADDRESS: 21 Ruby Lane,  
Levittown, PA 19055.  
IMPROVEMENTS: RESIDENTIAL  
DWELLING.  
SOLD AS THE PROPERTY OF: **DAVID L.  
SPINKS AND DEBORAH J. SPINKS.  
TERRENCE J. MCCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-05354  
ALL THAT CERTAIN lot or piece of  
ground, with the buildings and improvements  
thereon erected located in the **TOWNSHIP  
OF BRISTOL**, 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

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DOCKET #2013-05949  
ALL THAT CERTAIN lot of land situate in  
**TOWNSHIP OF BRISTOL**, Bucks County,  
Pennsylvania.  
TAX PARCEL #5-77-48.  
PROPERTY ADDRESS: 2102 Palmer  
Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.  
SOLD AS THE PROPERTY OF: **UNITED  
STATES OF AMERICA, DENISE  
MCCLEARY AND MARK MCCLEARY  
A/K/A MARK M. MCCLEARY.  
MARK J. UDREN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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### CHALFONT BOROUGH

DOCKET #2012-05051  
JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION, S/B/M CHASE HOME  
FINANCE, LLC v. **MELANIE KAYSER  
A/K/A MELANIE M. WEIR AND JERRY  
KAYSER** owner(s) of property situate in the  
**BOROUGH OF CHALFONT**, Bucks County,  
Pennsylvania, being 151 Pennsylvania Avenue,  
Chalfont, PA 18914-3007.  
TAX PARCEL #07-007-009.  
PROPERTY ADDRESS: 151 Pennsylvania  
Avenue, Chalfont, PA 18914-3007.  
JUDGMENT AMOUNT: \$ 311,635.39.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **MELANIE  
KAYSER A/K/A MELANIE M. WEIR AND  
JERRY KAYSER.  
PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2012-07719  
CITIMORTGAGE, INC. S/B/M TO ABN  
AMRO MORTGAGE GROUP, INC. v. **MARY  
R. MCDERMOTT AND EVA M. KOZARI**  
owner(s) of property situate in the  
**CHALFONT BOROUGH**, Bucks County,  
Pennsylvania, being 347 Lenape Lane,  
Chalfont, PA 18914-3122.  
TAX PARCEL #07-009-031.  
PROPERTY ADDRESS: 347 Lenape Lane,  
Chalfont, PA 18914-3122.  
JUDGMENT AMOUNT: \$ 392,546.38.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **MARY R.  
MCDERMOTT AND EVA M. KOZARI.  
PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA



**DOYLESTOWN TOWNSHIP**

DOCKET #2012-05260

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

TAX PARCEL #09-066-077.

PROPERTY ADDRESS: 25 Brinker Drive, Doylestown, PA 18901.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BERNADETTE VENTRESCA AND MICHAEL VENTRESCA.**

**MICHAEL T. MCKEEVER**, 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 AND 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 AND DEBRA C. MORGAN. PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**EAST ROCKHILL TOWNSHIP**

DOCKET #2013-04359

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH5, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH5 v. CHRIS KOTCHETOVSKY AND

DONNA KOTCHETOVSKY owner(s) of property situate in **EAST ROCKHILL TOWNSHIP**, Bucks County, Pennsylvania, being 2521 Old Bethlehem Pike, Sellersville, PA 18960-1725.

TAX PARCEL #12-003-006.

PROPERTY ADDRESS: 2521 Old Bethlehem Pike, Sellersville, PA 18960-1725.

JUDGMENT AMOUNT: \$ 354,771.84.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRIS KOTCHETOVSKY AND DONNA KOTCHETOVSKY.**

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

**FALLS TOWNSHIP**

DOCKET #2010-04869

ALL THAT CERTAIN lot or parcel of ground with all of the improvements erected thereon, Hereditaments and Appurtenances, Situate in the **TOWNSHIP OF FALLS**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #13-029-007.

PROPERTY ADDRESS: 180 Woolston Dr., Falls Township, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NOSHENA KHAN AND KAMRAN KHAN.**

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

DOCKET #2012-00512

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

TAX PARCEL #13-023-020.

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

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TRACI BROWN.**

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

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DOCKET #2012-02313

ALL THAT CERTAIN right, title, interest and claim of: Nassau Tower Holdings, L.L.C. a/k/a Nassau Tower Holdings, LLC

Of in and to:

MUNICIPALITY: **FALLS TOWNSHIP.**

ADDRESS: 275 Lincoln Highway, County of Bucks, Pennsylvania.

PARCEL NO.: 13-003-015.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NASSAU TOWER HOLDINGS, L.L.C. A/K/A NASSAU TOWER HOLDINGS LLC.**

**JENNIFER D. GOULD**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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## DOCKET #2012-06981

JPMORGAN CHASE BANK, N.A. v. WILLIAM E. DAYTON, JR. AND WREN R. DAYTON owner(s) of property situate in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, being 22 Needlepine Lane, Levittown, PA 19054-3808.

TAX PARCEL #13-042-255.

PROPERTY ADDRESS: 22 Needlepine Lane, Levittown, PA 19054-3808.

JUDGMENT AMOUNT: \$ 215,306.36.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM E. DAYTON, JR. AND WREN R. DAYTON.**

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

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## DOCKET #2013-00752

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

TAX PARCEL #13-029-161.

PROPERTY ADDRESS: 20 Christina Court, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHARLES M. BOCKER AND REBECCA J. BOCKER.**

**TERRENCE J. MCCABE**, Esquire

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

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## DOCKET #2013-02842

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

TAX PARCEL #13-26-485.

PROPERTY ADDRESS: 15 Evergreen Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **DANNY N. PAUL.**

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

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## DOCKET #2013-03505

WELLS FARGO BANK, N.A. v. CHRISTINE KUEBLER AND BRIAN KUEBLER owner(s) of property situate in **FALLS TOWNSHIP**, Bucks County, Pennsylvania, being 152 Rice Drive, Morrisville, PA 19067-5964.

TAX PARCEL #13-029-113.

PROPERTY ADDRESS: 152 Rice Drive, Morrisville, PA 19067-5964.

JUDGMENT AMOUNT: \$ 393,703.50.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTINE KUEBLER AND BRIAN KUEBLER.**

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

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## DOCKET #2013-04305

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

TAX PARCEL #13-24-145.

PROPERTY ADDRESS: 187 Thornridge Drive, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN COCHRAN AND DENISE M. COCHRAN.**

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

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## DOCKET #2013-04955

WELLS FARGO BANK, N.A. v. CAROL A. CLARK AND DAVID J. CLARK owner(s) of property situate in **FALLS TOWNSHIP**, Bucks County, Pennsylvania, being 248 Willow Drive, Levittown, PA 19054-3119. TAX PARCEL #13-025-108. PROPERTY ADDRESS: 248 Willow Drive, Levittown, PA 19054-3119. JUDGMENT AMOUNT: \$ 280,819.73. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **CAROL A. CLARK AND DAVID J. CLARK. PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2013-05704

ALL THAT CERTAIN lot or piece of ground, situate in **FALLS TOWNSHIP**, County of Bucks, and Commonwealth of Pennsylvania. TAX PARCEL #13-015-239. PROPERTY ADDRESS: 404 Ingram Road, Fairless Hills, PA 19030. IMPROVEMENTS: RESIDENTIAL REAL ESTATE. SOLD AS THE PROPERTY OF: **JAMES D. GRIFFIN AND SUSAN J. GRIFFIN. M. TROY FREEDMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**HAYCOCK TOWNSHIP**

## DOCKET #2004-07906-18-1

ALL THAT CERTAIN lot of land situate in **HAYCOCK TOWNSHIP**, Bucks County, Pennsylvania. TAX PARCEL #14-10-76-1. PROPERTY ADDRESS: 573 Haycock Run Road, Kintnersville, PA 18930. IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING. SOLD AS THE PROPERTY OF: **GREGORY N. SPANIER AND MARGARET E. SPANIER. MARK J. UDREN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-08834

ALL THAT CERTAIN piece or parcel of land situate in the **TOWNSHIP OF HAYCOCK**, County of Bucks, Commonwealth of Pennsylvania. TAX PARCEL #14-010-017 & 14-010-014. PROPERTY ADDRESS: 1340 Reed Lane, Kintnersville, PA 18930. IMPROVEMENTS: RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **CRYSTAL R. HUBER AND WINFIELD P. HUBER. TERRENCE J. MCCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**LOWER MAKEFIELD TOWNSHIP**

## DOCKET #2009-12831

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF LOWER MAKEFIELD**, in the County of Bucks, Commonwealth of Pennsylvania. TAX PARCEL #20042010. PROPERTY ADDRESS: 1528 Makefield Road, Yardley, PA 19067. IMPROVEMENTS: RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **LORI L. ROSS. TERRENCE J. MCCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-04824

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks and State of Pennsylvania, known as 75 Bedford Place, Yardley, PA 19067. TAX PARCEL #20-046-134 and 20-046-191. PROPERTY ADDRESS: 75 Bedford Place, Yardley, PA 19067. IMPROVEMENTS: RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **BRIAN MCCLURE AND LEAH MCCLURE. LEONA MOGAVERO**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-01007

WELLS FARGO BANK, N.A. v. MELISSA FAE HYNES AND KENNETH HYNES, II A/K/A KENNETH JOSEPH HYNES, II owner(s) of property situate in **LOWER MAKEFIELD TOWNSHIP**, Bucks County, Pennsylvania, being 1652 Trellis Circle Unit B, a/k/a 1652 B Trellis Circle, Yardley, PA 19067-6334.

TAX PARCEL #20-14-128-1652-00B.

PROPERTY ADDRESS: 1652 Trellis Circle Unit B, a/k/a 1652 B Trellis Circle, Yardley, PA 19067-6334.

JUDGMENT AMOUNT: \$ 191,253.89.

IMPROVEMENTS: CONDOMINIUM UNIT.

SOLD AS THE PROPERTY OF: **MELISSA FAE HYNES AND KENNETH HYNES, II A/K/A KENNETH JOSEPH HYNES, II.**

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

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## DOCKET #2013-03366

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

TAX PARCEL #20-051-011.001.

PROPERTY ADDRESS: 314 West Ferry Road, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FAIQ PERVEZ AND SAEEDAH F. AWAN.**

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

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**LOWER SOUTHAMPTON TOWNSHIP**

## DOCKET #2012-07599

GMAC MORTGAGE, LLC v. LINDA PUCKETT owner(s) of property situate in the **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 507 Redcone Street, Feasterville Trevose, PA 19053-4541.

TAX PARCEL #21-015-172.

PROPERTY ADDRESS: 507 Redcone Street, Feasterville Trevose, PA 19053-4541.

JUDGMENT AMOUNT: \$ 155,354.48.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LINDA PUCKETT.**

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

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## DOCKET #2013-05438

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

TAX PARCEL #21-036-037.

PROPERTY ADDRESS: 2068 Summit Avenue, Oakford, PA 19053.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **EDWARD M. KAIN AND JANE M. KAIN.**

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

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**MIDDLETOWN TOWNSHIP**

## DOCKET #2010-09027

NATIONSTAR MORTGAGE, LLC v. MICHAEL CAMPANA AND REBECCA CAMPANA owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 691 Baldwin Lane, Langhorne, PA 19047-8516.

TAX PARCEL #22-081-437.

PROPERTY ADDRESS: 691 Baldwin Lane, Langhorne, PA 19047-8516.

JUDGMENT AMOUNT: \$ 345,473.57.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL CAMPANA AND REBECCA CAMPANA.**

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

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## DOCKET #2011-09104

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. SHEILA A. BLONDER owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 57 Danby Way, Langhorne, PA 19047-1163.

TAX PARCEL #22-073-154.

PROPERTY ADDRESS: 57 Danby Way,  
Langhorne, PA 19047-1163.

JUDGMENT AMOUNT: \$ 253,085.62.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **SHEILA A.  
BLONDER.**

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

DOCKET #2011-10429

BANK OF AMERICA, N.A. S/B/M TO BAC  
HOME LOANS SERVICING, L.P. v.  
JEFFREY K. LITTLE owner(s) of property  
situate in the **TOWNSHIP OF  
MIDDLETOWN**, Bucks County,  
Pennsylvania, being 867 Poplar Street,  
Langhorne, PA 19047-3761.

TAX PARCEL #22-017-100.

PROPERTY ADDRESS: 867 Poplar Street,  
Langhorne, PA 19047-3761.

JUDGMENT AMOUNT: \$ 428,219.18.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY  
K. LITTLE.**

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

DOCKET #2012-05038

GMAC MORTGAGE, LLC v. LEE ANN  
GREGORIA AND MICHAEL GREGORIA  
owner(s) of property situate in the  
**MIDDLETOWN TOWNSHIP**, Bucks  
County, Pennsylvania, being 1535 Prospect  
Avenue, Langhorne, PA 19047-3737.

TAX PARCEL #22-016-158.

PROPERTY ADDRESS: 1535 Prospect  
Avenue, Langhorne, PA 19047-3737.

JUDGMENT AMOUNT: \$ 193,464.87.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **LEE ANN  
GREGORIA AND MICHAEL  
GREGORIA.**

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

DOCKET #2012-08668

OCWEN LOAN SERVICING, LLC v.  
KRISTINE M. MEYER owner(s) of property  
situate in **MIDDLETOWN TOWNSHIP**,  
Bucks County, Pennsylvania, being 20  
Oxford Court, Langhorne, PA 19047-1645.

TAX PARCEL #22-028-115.

PROPERTY ADDRESS: 20 Oxford Court,  
Langhorne, PA 19047-1645.

JUDGMENT AMOUNT: \$ 256,246.23.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **KRISTINE  
M. MEYER.**

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

DOCKET #2013-02512

CITIMORTGAGE, INC. v. JOHN K.  
MURRAY AND CHERYL MURRAY owner(s)  
of property situate in **MIDDLETOWN  
TOWNSHIP**, Bucks County, Pennsylvania,  
being 190 Red Rose Drive, Levittown, PA  
19056-2328.

TAX PARCEL #22-054-191.

PROPERTY ADDRESS: 190 Red Rose Drive,  
Levittown, PA 19056-2328.

JUDGMENT AMOUNT: \$ 304,650.10.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN K.  
MURRAY AND CHERYL MURRAY.**

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

DOCKET #2013-02981

ALL THAT CERTAIN Unit in the property  
known, numbered and identified in  
Declaration Plan referred to below as Summit  
Ridge, located in **MIDDLETOWN  
TOWNSHIP**, Bucks County, PA.

TAX PARCEL #22-66-12-12.

PROPERTY ADDRESS: 12 Oakridge Drive,  
Middletown, PA 19047.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF:  
**JOHN P. HOGAN A.K.A. JOHN V.  
HOGAN.**

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

**MILFORD TOWNSHIP**

DOCKET #2013-04236

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. v. JAMES W. HUGHES, III AND TRACY M. HUGHES owner(s) of property situate in the **MILFORD TOWNSHIP**, Bucks County, Pennsylvania, being 2123 Gable Lane, Quakertown, PA 18951-3890.

TAX PARCEL #23-003-055.

PROPERTY ADDRESS: 2123 Gable Lane, Quakertown, PA 18951-3890.

JUDGMENT AMOUNT: \$ 218,726.25.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES W. HUGHES, III AND TRACY M. HUGHES.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**MORRISVILLE BOROUGH**

DOCKET #2010-09730

CITIMORTGAGE, INC. v. DAVID M. MOYER owner(s) of property situate in the **BOROUGH OF MORRISVILLE**, Bucks County, Pennsylvania, being 433 North Delmorr Avenue, Morrisville, PA 19067-6207.

TAX PARCEL #24-008-309.

PROPERTY ADDRESS: 433 North Delmorr Avenue, Morrisville, PA 19067-6207.

JUDGMENT AMOUNT: \$ 276,717.66.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID M. MOYER.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2011-08222

BANK OF AMERICA, N.A. v. MICHAEL CASH owner(s) of property situate in the **BOROUGH OF MORRISVILLE**, Bucks County, Pennsylvania, being 132 West Hendrickson Avenue, Morrisville, PA 19067-6609.

TAX PARCEL #24-008-185.

PROPERTY ADDRESS: 132 West Hendrickson Avenue, Morrisville, PA 19067-6609.

JUDGMENT AMOUNT: \$ 251,721.06.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL CASH.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-02015

BANK OF AMERICA, N.A SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. v. KARLHANS J. RUDL AND ALISON R. RUDL owner(s) of property situate in the **MORRISVILLE BOROUGH**, Bucks County, Pennsylvania, being 38 East Hendrickson Avenue, Morrisville, PA 19067-6218.

TAX PARCEL #24-008-245.

PROPERTY ADDRESS: 38 East Hendrickson Avenue, Morrisville, PA 19067-6218.

JUDGMENT AMOUNT: \$ 173,391.20.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KARLHANS J. RUDL AND ALISON R. RUDL.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-03338

ALL THAT CERTAIN Lot of Land together with the improvements thereon erected located in the **BOROUGH OF MORRISVILLE**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #24-008-024.

PROPERTY ADDRESS: 713 Crown Street, Morrisville, PA 19067.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

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

**MICHAEL T. MCKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA



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DOCKET #2013-04798

JP MORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M CHASE HOME FINANCE, LLC S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION v. NORMAN J. KREMER AND CHRISTINA L. KREMER owner(s) of property situate in the **MORRISVILLE BOROUGH**, Bucks County, Pennsylvania, being 21 Carlisle Circle, Morrisville, PA 19067-6821.

TAX PARCEL #24-002-015.

PROPERTY ADDRESS: 21 Carlisle Circle, Morrisville, PA 19067-6821.

JUDGMENT AMOUNT: \$ 74,126.38.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NORMAN J. KREMER AND CHRISTINA L. KREMER.**

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

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## DOCKET #2013-05236

ALL THAT CERTAIN lot of land, together with the dwelling house thereon erected, situate, lying and being in the Second Ward of the **BOROUGH OF MORRISVILLE**, in the County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #24-010-131.

PROPERTY ADDRESS: 739 South Pennsylvania Avenue, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANK M. NEMETH, SR. AND PATRICIA C. NEMETH.**

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

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**NEW BRITAIN TOWNSHIP**

## DOCKET #2011-08196

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

TAX PARCEL #26-22-175.

PROPERTY ADDRESS: 205 Cayuga Circle, (New Britain Township), Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **ILYA FEDOSOV AND LIDIYA KOZMA.**

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

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## DOCKET #2013-04625

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF NEW BRITAIN**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a final plan of George K. Brommer Tract, made by Herbert H. Metz, Inc., Registered Engineers, Lansdale, Pennsylvania, dated 5/23/1962 and recorded at Doylestown in Plan Book 30 page 8.

TAX PARCEL #26-001-089-008.

PROPERTY ADDRESS: 371 Township Line Road, New Britain, PA 18914.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WALTER STUDLEY, ACTIVE REALTY PROFIT SHARING, ALSO KNOWN AS THE ACTIVE REALTY COMPANY PROFIT SHARING PLAN.**

**ROBERT S. ESPOSITO**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**NEWTOWN TOWNSHIP**

## DOCKET #2013-00978

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. NEAL S. TESSLER owner(s) of property situate in the **NEWTOWN TOWNSHIP**, Bucks County, Pennsylvania, being 13 Kanon Court, Newtown, PA 18940-1861.

TAX PARCEL #29-047-120.

PROPERTY ADDRESS: 13 Kanon Court, Newtown, PA 18940-1861.

JUDGMENT AMOUNT: \$ 331,697.78.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NEAL S. TESSLER.**

**PHELAN HALLINAN**, Esquire

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

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**NORTHAMPTON TOWNSHIP**

DOCKET #2010-01668

ALL THAT CERTAIN lot or piece of ground hereditaments and appurtenances situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, State of Pennsylvania bounded and described according to a Phase 1 Subdivision Plan Townhouses of Hundred Acre Wood made by Charles E. Shoemaker, Inc., Engineers and Surveyors dated April 2, 1984, revised June 8, 1994 and recorded May 23, 1985 in Plan Book 227 Page 49 as follows, to wit.

TAX PARCEL #31-079-268.

PROPERTY ADDRESS: 7 Old Mill Lane, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TYANNE BURANDT**.

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

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DOCKET #2011-05040

ALL THE FOLLOWING described real estates situated in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, Commonwealth of Pennsylvania:

Having erected thereon a dwelling known and numbered 449 Golden Gate Drive, Richboro, PA 18954. Deed Book 2426 Page 1154, parcel number 31-77-193.

TAX PARCEL #31-77-193.

PROPERTY ADDRESS: 449 Golden Gate Drive, Richboro, PA 18954.

IMPROVEMENTS: TWO STORY DWELLING, APPROX. 4,214 S/F.

SOLD AS THE PROPERTY OF: **ELLEN BARI REGENBOGEN**.

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

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DOCKET #2012-04355

WELLS FARGO BANK, N.A. v. JANE GREGORY A/K/A JANE M. GREGORY owner(s) of property situate in the

**TOWNSHIP OF NORTHAMPTON**, Bucks County, Pennsylvania, being 75 West Norton Drive, Churchville, PA 18966-1117.

TAX PARCEL #31-60-100.

PROPERTY ADDRESS: 75 West Norton Drive, Churchville, PA 18966-1117.

JUDGMENT AMOUNT: \$ 437,000.46.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JANE GREGORY A/K/A JANE M. GREGORY**.

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

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DOCKET #2013-01356

WELLS FARGO BANK, N.A. v. CHERYL C. MCFADDEN owner(s) of property situate in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 51 Plumly Way, a/k/a 51 Plumly Way, Southampton, PA 18966-2664.

TAX PARCEL #31-036-266.

PROPERTY ADDRESS: 51 Plumly Way, a/k/a 51 Plumly Way, Southampton, PA 18966-2664.

JUDGMENT AMOUNT: \$ 256,498.04.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHERYL C. MCFADDEN**.

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

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DOCKET #2013-03022

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

TAX PARCEL #31-8-23; 31-59-231-1.

PROPERTY ADDRESS: 37 Surrey Drive, Southampton, PA 18966.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TRACY J. CROOKS**.

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

**DOCKET #2013-04073**

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HOME EQUITY ASSET TRUST 2004-8 HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2004-8 v. DAVID L. ROTHMAN AND LISA J. ROTHMAN owner(s) of property situate in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 92 Windy Knoll Drive, Richboro, PA 18954-1409.  
TAX PARCEL #31-057-278.

PROPERTY ADDRESS: 92 Windy Knoll Drive, Richboro, PA 18954-1409.

JUDGMENT AMOUNT: \$ 415,165.53.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID L. ROTHMAN AND LISA J. ROTHMAN.**

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

**PLUMSTEAD TOWNSHIP****DOCKET #2013-01674**

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **TOWNSHIP OF PLUMSTEAD**, County of Bucks, Commonwealth of Pennsylvania, described in accordance with a Plan of Property conveyed to James Moran, made by Reuben Morlick, Professional Engineer, Philadelphia, PA.

CONTAINING in area 4.122 acres of land, more or less.

TAX PARCEL NUMBER: 34-018-136-002.

PROPERTY: 4921 Toll Gate Road, Point Pleasant, PA 18950.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FREDRICK W. GLASBY, JR. AND MARY ELIZABETH GLASBY.**

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

**QUAKERTOWN BOROUGH****DOCKET #2010-09210**

CAPITAL MORTGAGE FINANCE CORPORATION v. MEERA S. SOLANKI

A/K/A MEERA S. VOLENSKY owner(s) of property situate in **BOROUGH OF QUAKERTOWN**, Bucks County, Pennsylvania, being 216 Washington Court, Quakertown, PA 18951-1422.

TAX PARCEL #35-006-048-113.

PROPERTY ADDRESS: 216 Washington Court, Quakertown, PA 18951-1422.

JUDGMENT AMOUNT: \$ 224,364.47.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MEERA S. SOLANKI A/K/A MEERA S. VOLENSKY.**

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

**DOCKET #2013-03016**

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

TAX PARCEL #35-009-251.

PROPERTY ADDRESS: 220 Yardley Court, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSHUA DERRY.**

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

**RICHLAND TOWNSHIP****DOCKET #2012-01687**

WELLS FARGO BANK, N.A. v. JAMES M. DOCKSTADER AND STACEY M. DOCKSTADER owner(s) of property situate in the **RICHLAND TOWNSHIP**, Bucks County, Pennsylvania, being 149 Cypress Drive, Quakertown, PA 18951-3516.

TAX PARCEL #36 049 133.

PROPERTY ADDRESS: 149 Cypress Drive, Quakertown, PA 18951-3516.

JUDGMENT AMOUNT: \$ 197,237.84.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES M. DOCKSTADER AND STACEY M. DOCKSTADER.**

**PHELAN HALLINAN**, Esquire

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

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**SOLEBURY TOWNSHIP**

DOCKET #2012-00309

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2007-2 MORTGAGE PASS-THROUGH CERTIFICATES v. MICHAEL W. MCHALE AND EDWARD J. WHITE owner(s) of property situate in **SOLEBURY TOWNSHIP**, Bucks County, Pennsylvania, being 3005 Aquetong Road, a/k/a 6171 Upper York Road, New Hope, PA 18938-5614.

TAX PARCEL #41-013-009-001.

PROPERTY ADDRESS: 3005 Aquetong Road, a/k/a 6171 Upper York Road, New Hope, PA 18938-5614.

JUDGMENT AMOUNT: \$ 915,424.30.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL W. MCHALE AND EDWARD J. WHITE.**

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

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**TELFORD BOROUGH**

DOCKET #2010-05881

ALL THAT CERTAIN Unit in the property known, named and identified as the Telford Hills Condominium, situate in the **BOROUGH OF TELFORD**, County of Bucks and Township of Telford, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA CS. 3101 et seq, by the recording in the Office of the Recorder of Deeds of Bucks County of a Declaration of Condominium dated April 12, 1990 and recorded April 17, 1990 in Land Record Book 166 Page 356, Land Record Book 174 Page 1168, Land Record Book 203 Page 1630, Land Record Book 220 Page 2001, Land Record Book 267 Page 1355, Land Record Book 350 Page 1184, Land Record Book 445 Page 535, Land Record Book 553 Page 176 and Land Record Book 697 Page 975.

Parcel # Bucks - 43-04-005-OE3 / Montgomery - 22-01-00798-12-4.

PROPERTY ADDRESS: 505 Wexford Way a/k/a 505 Wexford Way, Unit E3, Telford, PA 18969.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GEORGE POWIS, JR.**

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

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DOCKET #2013-04500

WELLS FARGO BANK, N.A. v. JANET L. SHOEMAKER, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF DAVID HOOPER AND JANET PESINI, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF DAVID HOOPER owner(s) of property situate in **TELFORD BOROUGH**, Bucks County, Pennsylvania, being 202 Country Side Lane, Telford, PA 18969-1858.

TAX PARCEL #43-002-191.

PROPERTY ADDRESS: 202 Country Side Lane, Telford, PA 18969-1858.

JUDGMENT AMOUNT: \$ 168,705.48.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JANET L. SHOEMAKER, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF DAVID HOOPER AND JANET PESINI, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF DAVID HOOPER.**

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

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**TINICUM TOWNSHIP**

DOCKET #2013-01408

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR J.P. MORGAN ALTERNATIVE LOAN TRUST 2006-S3 v. SCOTT A. RAUBENSTINE owner(s) of property situate in the **TOWNSHIP OF TINICUM**, Bucks County, Pennsylvania, being 204 Upper Tinicum Church Road, Upper Black Eddy, PA 18972-9580.

TAX PARCEL #44 035 001.

PROPERTY ADDRESS: 204 Upper Tinicum Church Road, Upper Black Eddy, PA 18972-9580.

JUDGMENT AMOUNT: \$ 427,262.84.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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#### UPPER MAKEFIELD TOWNSHIP

DOCKET #2010-09116

ALL THAT CERTAIN lot or piece of land. SITUATE in **UPPER MAKEFIELD TOWNSHIP**, Bucks County, PA on a plan and survey of the Final Plan of Lots of Dolington Acres, surveyed by H.H. Lee, Registered Surveyor on 11/29/1963 and recorded in Bucks County in Plan Book 28, page 2.

BEING Lot No. 11 on said plan

TAX PARCEL #47-017-014-011.

PROPERTY ADDRESS: 868 Dolington Acres Road, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARTIN ATANASSOV.**

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

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#### UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2012-08552

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA v. RUSSELL STEFANELLI A/K/A RUSSELL E. STEFANELLI AND HEATHER STEFANELLI A/K/A HEATHER M. STEFANELLI owner(s) of property situate in **UPPER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 595

Kutcher Road, Southampton, PA 18966-4120.

TAX PARCEL #48-016-145.

PROPERTY ADDRESS: 595 Kutcher Road, Southampton, PA 18966-4120.

JUDGMENT AMOUNT: \$ 238,890.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RUSSELL STEFANELLI/A/K/RUSSELLE STEFANELLI AND HEATHER STEFANELLI A/K/A HEATHER M. STEFANELLI.**

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

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DOCKET #2013-02881

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

TAX PARCEL #48-016-111.

PROPERTY ADDRESS: 517 Cushmore Road, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **THE UNKNOWN HEIRS OF ROY A. BARONE.**

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

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#### WARMINSTER TOWNSHIP

DOCKET #2013-03214

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

BEING PARCEL # 49-09-44.

PROPERTY: 606 York Road, Warminster, PA 18974.

IMPROVEMENTS: SHOPPING CENTER.

SOLD AS THE PROPERTY OF: **WSC WARMINSTER PLAZA ASSOCIATES LP.**

**LAUREN TAYLOR**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-03900

ALL THOSE CERTAIN Lots or pieces of ground, situate in **WARMINSTER**

**TOWNSHIP**, Bucks County, Pennsylvania, described as Parcel No. 1, being all of Lot No. 30 and part of Lot No. 31, as shown on a plan made by Richard W. Clauser, Registered Surveyor, dated November 14, 1966.

BEING PARCEL # 49-018-141.

PROPERTY: 312 Cedar Street, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **OSCAR EDWARD KOSMA, JR. A/K/A OSCAR E. KOSMA, JR. AND JOYCE KOSMA AND THE UNITED STATES OF AMERICA.**

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

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#### WARRINGTON TOWNSHIP

DOCKET #2013-02606

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

TAX PARCEL #50-048-097.

PROPERTY ADDRESS: 902 Red Coat Farm Drive, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID W. BRADLEY AND ROSEMARY C. BRADLEY.**

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

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#### WARWICK TOWNSHIP

DOCKET #2013-04444

ALL THAT CERTAIN lot or piece of ground located in **WARWICK TOWNSHIP**, Bucks County, Pa., as shown on a Plan of Pennsylvania as shown on a Plan of Subdivision prepared for Deerfield Estates,

prepared by Protract Engineering Inc., Hatboro Pa, dated 2/2/1999 and last revised 9/10/1999 and recorded in Plan Book 300 page 23 as follows to wit.

TAX PARCEL #51-003-066-003.

PROPERTY ADDRESS: 1560 Meeting House Road, Warminster, PA 18974.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN D. MISCENICH AND REBECCA MISCENICH.**

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

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#### WRIGHTSTOWN TOWNSHIP

DOCKET #2013-04419

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

TAX PARCEL #53-12-075-020.

PROPERTY ADDRESS: 121 Jane Chapman Drive West, Wrightstown, PA 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL F. MCFADDEN AND DEBORAH A. MCFADDEN.**

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

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

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



## Change of Name

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW

NO. 2013-08038

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 names of the following family from **FRANK CHAD ROSENBERG, JODIE BETH ROSENBERG, BLAKE AIDEN ROSENBERG** and **BRYLEE ADDISON ROSENBERG** to **FRANK CHAD GUMERMAN, JODIE BETH GUMERMAN, BLAKE AIDEN GUMERMAN** and **BRYLEE ADDISON GUMERMAN**.

The Court has fixed the 20th day of December, 2013 at 9:30 a.m. in Courtroom No. 7, Bucks County Courthouse, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW

NO. 2013-05814

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name of **RENÉ MARIUS ALOYSIUS VAN ZELST a/k/a RENÉ ALOYSIUS VAN ZELST a/k/a RENÉ A. VAN ZELST a/k/a RENÉ VAN ZELST a/k/a RENÉ RAYMOND VAN ZELST a/k/a RAY VANZELST a/k/a RAYMOND VAN ZELST a/k/a RAYMOND RENÉ VAN ZELST a/k/a RAYMOND A. VAN ZELST** and **a/k/a RAYMOND R. VAN ZELST** to **RAYMOND MARIUS ALOYSIUS VAN ZELST**.

The Court has fixed the 20th day of December, 2013 at 9:30 a.m. in Courtroom No. 7, 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.  
**Stacey L. Smith**, Attorney for Petitioner  
375 Indian Creek Drive  
Levittown, PA 19057

## 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.

**DYNAMICS GLOBAL TRADE CORPORATION** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

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

**Gregory Prosmushkin**, Solicitor  
9637 Bustleton Avenue  
Philadelphia, PA 19115

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on November 14, 2013, for: **JC Bensalem, Inc.**, 2175 Galloway Road, Bensalem, PA 19020.

The corporation has been incorporated under the provisions of the Business Corporation law of 1988, as amended.

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on November 14, 2013, for: **JC Newtown, Inc.**, 43 Cambridge Lane, Newtown, PA 18940.

The corporation has been incorporated under the provisions of the Business Corporation law of 1988, as amended.

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

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

**McNamara, Bolla & Panzer**, Solicitors  
116 E. Court St.  
Doylestown, PA 18901

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### **Charter Application Limited Liability Company**

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

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

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on September 30, 2013, for the purpose of obtaining a Certificate of Incorporation for

a business corporation organized under the Business Corporation Law of 1988, Act of December 21, 1988, P. L. 1444, No. 177, as amended.

The name of the Corporation is **MIKE MILLER ENTERTAINMENT, LLC.**

**Joseph A. Curcillo**, Solicitor  
3964 Lexington Street  
Harrisburg, PA 17109

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NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization for a Domestic Limited Liability Company, pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, 15 Pa. C.S. Section 8913. The name of the company is **MORRISVILLE MATERIAL TRANSPORT LLC.**

**Michael T. Sellers**, Solicitor  
234 South State Street  
Newtown, PA 18940

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### **Corporate Dissolution**

Pursuant to the requirements of Section 5971, et seq. of the Pennsylvania Nonprofit Law of 1988, notice is hereby given to all interested parties that **ALL ABOUT ABILITIES, INC.** is currently in the process of voluntarily dissolving.

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

## 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*

#### **BARTIKOWSKY, LEONARD Z.,** dec'd.

Late of Warminster, Bucks County, PA.  
 Executrix: **MARILYN BARTIKOWSKY**, c/o Douglas P. Thomas, Esquire, 415 Wyoming Avenue, Scranton, PA 18503.  
 Attorney: **DOUGLAS P. THOMAS**, 415 Wyoming Avenue, Scranton, PA 18503.

#### **BEHM, DONALD C.,** dec'd.

Late of Buckingham Township.  
 Executrix: **EILEEN ANNE BEHM**, 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.

#### **BEKHOR, IRENE W.,** dec'd.

Late of Doylestown Borough.  
 Executrix: **SONYA GUGGENHEIM**, c/o Harry T. Mondoil, Esquire, 200 Highpoint Drive, Ste. 201A, Chalfont, PA 18914.  
 Attorney: **HARRY T. MONDOIL**, 200 Highpoint Drive, Ste. 201A, Chalfont, PA 18914.

#### **BOHMER, EMERICK JOHN,** dec'd.

Late of Dublin, Bucks County, PA.  
 Executrix: **AMANDA LYNN PARKER** (a/k/a **AMANDA LYNN BOHMER PARKER**), 1635 W. 4<sup>th</sup> Street, 2<sup>nd</sup> Floor, Brooklyn, NY 11223.  
 Attorney: **ANDREW W. YOUNG**, 70 W. Oakland Avenue, Suite 306, Doylestown, PA 18901.

#### **BRITT, MARJORIE A.,** dec'd.

Late of Warminster Township.  
 Executrix: **DIANE E. BARBIER**, c/o Melissa V. Bond, Esquire, 16 N. Franklin Street, Ste. 300A, Doylestown, PA 18901.  
 Attorney: **MELISSA V. BOND**, Bond & McCullough, 16 N. Franklin Street, Ste. 300A, Doylestown, PA 18901.

#### **BROWN, ARTHUR** a/k/a **ARTHUR E. BROWN, JR.,** dec'd.

Late of Langhorne Borough.  
 Executor: **GARY GUARINO**, 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.

#### **BRUSHA, MILDRED M. a/k/a MILDRED BRUSHA,** dec'd.

Late of Lower Makefield Township.  
 Executor: **DOUGLAS E. COOK**, P. O. Box 397, Drexel Hill, PA 19026.  
 Attorney: **DOUGLAS E. COOK**, P. O. Box 397, Drexel Hill, PA 19026.

#### **CARPENTER, JAMES S.,** dec'd.

Late of Doylestown Township.  
 Administratrix CTA: **CYNTHIA C. MARK**, c/o James M. Pierce, Esquire, 125 Strafford Avenue, Ste. 110, Wayne, PA 19087.  
 Attorney: **JAMES M. PIERCE**, Pierce, Caniglia & Taylor, 125 Strafford Avenue, Ste. 110, Wayne, PA 19087.

#### **CHANDLER, ANDREA R.,** dec'd.

Late of Warrington, Bucks County, PA.  
 Executrix: **CHRIS FINLEY**, 1932 Yorktown South, Norristown, PA 19403.

#### **CLARK, MARY B.,** dec'd.

Late of Doylestown Township.  
 Executor: **ANTHONY W. CLARK**, c/o Peter T. Commons, Esquire, 6377 Germantown Avenue, Philadelphia, PA 19144.  
 Attorney: **PETER T. COMMONS**, Commons & Commons LLP, 6377 Germantown Avenue, Philadelphia, PA 19144.

#### **DREWICZ, JOSEPHINE P.,** dec'd.

Late of Newtown Township.  
 Executor: **MARK DREWICZ**, 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.

**DOWNEY, MARIE A.** a/k/a **MARIE DOWNEY**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **ROBERT F. DOWNEY**, 3220 Dale Rd., Bensalem, PA 19020.

**FESTA, CLAIRE M.**, dec'd.

Late of West Rockhill Township.

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

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

**HARDING, ELSIE B.**, dec'd.

Late of Lower Makefield Township.

Executor: **ROBERT M. HARDING**, 2385 Cheyenne Drive, Auburn, PA 17922.

**HISSIM, JR., HERMAN S.C.**, dec'd.

Late of Nockamixon Township.

Executors: **GLENN A. HISSIM** and **LYNN J. EMERY**, c/o Steven A. Cotlar, Esquire, 23 W. Court St., Doylestown, PA 18901.

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

**HOWARD, HAZEL NINA** a/k/a **HAZEL N. HOWARD**, dec'd.

Late of Langhorne, Bucks County, PA.

Executor: **DAVID J. HOWARD**, 1624 Edge Hill Road, Abington, PA 19001.

**HRESKO, MARY K.** a/k/a **MARY HRESKO**, dec'd.

Late of Springfield Township, Bucks County, PA.

Executors: **GARY J. SCHMIDT** and **LAURA SCHMIDT**, c/o Norris, McLaughlin and Marcus, 1611 Pond Rd., Suite 300, Allentown, PA 18104.

Attorney: **R. NICHOLAS NANOVIC**, Norris, McLaughlin and Marcus, 1611 Pond Rd., Suite 300, Allentown, PA 18104.

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

Late of Richland Township.

Executor: **WILLIAM G. HUHN, III**, 1960 California Rd., Richlandtown, PA 18955.

**HUTT, III, GEORGE R.**, dec'd.

Late of Northampton Township.

Executor: **KEVIN G. HUTT**, c/o Edward R. Sutton, Esquire, 1014 Millcreek Drive, Feasterville, PA 19053.

Attorney: **EDWARD R. SUTTON**, 1014 Millcreek Drive, Feasterville, PA 19053.

**KELLEY, MARY CORCORAN**, dec'd.

Late of Warrington Township.

Executor: **TIMOTHY T. CORCORAN**, 550 Pinetown Road, Ste. 236, Fort Washington, PA 19034.

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

**LYNN, JULIA ANN**, dec'd.

Late of Falls Township.

Executor: **CHARLES A. LYNN**, 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.

**MacLEAN, AMY M.**, dec'd.

Late of Doylestown Township.

Administratrix: **AMY BETH MacLEAN**, c/o Smith Aker Grossman & Hollinger, LLP, 60 East Penn Street, P. O. Box 150, Norristown, PA 19404-0150.

Attorney: **JAMES L. HOLLINGER**, Smith Aker Grossman & Hollinger, LLP, 60 East Penn Street, P. O. Box 150, Norristown, PA 19404-0150.

**MAGUYLO, ANN M.**, dec'd.

Late of Lower Makefield Township.

Executrix: **ALICE M. BRYERTON**, 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.

**MALONEY, ESTHER** a/k/a **ESTHER L. MALONEY** and **ESTHER C. MALONEY**, dec'd.

Late of Northampton Township.

Executors: **PATRICE MALONEY SICA**, 4819 Church Rd., Doylestown, PA 18902; **JAMES R. MALONEY**, 5 April Dr., Dayton, NJ 08810 and **KEITH P. MALONEY**, 239 Clearfield Circle, Warminster, PA 18974.

**NOVOTNEY, ALBERT J.**, dec'd.

Late of Levittown, Falls Township.

Executrix: **JANICE NOVOTNEY**, 800 Trenton Rd., #348, Langhorne, PA 19047.

**REBOULLEAU, CHRISTIAN PAUL**, dec'd.

Late of New Hope, Bucks County, PA.

Administrator: **SALOMÉ REBOULLEAU**, 2212 Corson Lane, New Hope, PA 18938.

**RODGERS, EILEEN E.** a/k/a **EILEEN RODGERS**, dec'd.

Late of Bucks County, PA.

Executrix: **LINDA JONES**, 142 Forsythia Drive E., Levittown, PA 19056.

Attorney: **JOSEPH G. MANIACI**, Maniaci, Ciccotta & Schweizer, 6720 Frankford Avenue, Philadelphia, PA 19135.

**ROSINI, VERONIKA V.** a/k/a **VERONICA V. ROSINI**, dec'd.

Late of Levittown, Bristol Township.

Executrix: **DIANA L. KOPANYCIA**, 46 Hemlock Rd., Levittown, PA 19056.

**SCHISLER, LOUIS A.** a/k/a **LOUIS ADAM SCHISLER**, dec'd.

Late of Middletown Township.

Executor: **STEPHEN SCHISLER**, 11612 Misty White Drive, Austin, TX 78717.

**SIFER, RITA MARIE**, dec'd.

Late of Langhorne, Bucks County, PA.

Executor: **WILLIAM J. SIFER**, 892 Second Street Pike, Richboro, PA 18954.

**TRAVIA, EDWARD J.** a/k/a **EDWARD JOSEPH TRAVIA**, dec'd.

Late of Newtown Township.

Executrix: **MARGARET M. JACKSON**, c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

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

*Second Publication*

**ABRAHAMS, BLANCHE GRINBERG**, dec'd.

Late of Doylestown Township.

Executrix: **ESSIE ABRAHAMS-GOLDBERG** (a/k/a **ESTHERANNE ABRAHAMS-GOLDBERG**), c/o Melissa V. Bond, Esquire, 16 N. Franklin Street, Ste. 300A, Doylestown, PA 18901.

Attorney: **MELISSA V. BOND**, Bond & McCullough, 16 N. Franklin Street, Ste. 300A, Doylestown, PA 18901.

**AMOROSI, VINCENT J.** a/k/a **VINCENT JAMES AMOROSI** and **VINCENT AMOROSI**, dec'd.

Late of Bristol Township.

Executor: **MARK AMOROSI**, c/o Barry H. Oxenburgh, Esquire, 3800 Horizon Blvd., Ste. 101, Trevose, PA 19053.

Attorney: **BARRY H. OXENBURG**, 3800 Horizon Blvd., Ste. 101, Trevose, PA 19053.

**BHARDWAJA, KUSHAL**, dec'd.

Late of Upper Southampton Township.

Administratrix: **GAYATRI MANIAR**, c/o Kenneth E. Ahl, Esquire, 1650 Market Street, 32<sup>nd</sup> Fl., Philadelphia, PA 19103-7393.

Attorney: **KENNETH E. AHL**, Archer & Greiner, P.C., 1650 Market Street, 32<sup>nd</sup> Fl., Philadelphia, PA 19103-7393.

**BLANKENBERG, WENDY DOLORES** a/k/a **WENDY D. BLANKENBERG**, dec'd.

Late of Warrington Township.

Executor: **DANIEL JAMES BLANKENBERG**, P. O. Box 1035, State College, PA 16804-1035.

**BROOKS, MARGARET A.**, dec'd.

Late of Lower Makefield Township.

Executor: **THOMAS P. BROOKS**, 113 Bellview Way, Chalfont, PA 18914.

Attorney: **CHARLES J. CONTURSO**, 63 West Trenton Avenue, Morrisville, PA 19067.

**DORAN, CAROL A.**, dec'd.

Late of Telford, Bucks County, PA.

Executor: **JEFFREY A. DORAN**, 502 Northridge Rd., Collegeville, PA 19426.

**FOREMAN, ROSEMARY** a/k/a **ROSEMARY P. FOREMAN**, dec'd.

Late of Holland, Bucks County, PA.

Executrices: **DIANE M. FOREMAN** and **JOANNE M. SICILIANO**, c/o Catherine Anne Porter, Esquire, Smith and Porter, P.C., 301 South State Street, Newtown, PA 18940.

Attorney: **CATHERINE ANNE PORTER**, Smith and Porter, P.C., 301 South State Street, Newtown, PA 18940.

**KENNY, JAMES A.**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **JACQUELINE A. KANE**, 680 Arbor Lane, Warminster, PA 18974.

**KLAZMER, ELEANOR**, dec'd.

Late of Warminster Township.

Executor: **GARY KLAZMER**, c/o Jonathan H. Ellis, Esquire, 261 Old York Road, Ste. 200, Jenkintown, PA 19046.

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

**RIDGE, HELEN M.**, dec'd.

Late of Bensalem Township.

Executrices: **DORIS E. LYNN** and **JUDITH E. MARSHALL**, c/o D. Rodman Eastburn, Esquire, 60 E. Court Street, Doylestown, PA 18901-0137.

Attorney: **D. RODMAN EASTBURN**, Eastburn & Gray, P.C., 60 E. Court Street, P. O. Box 1389, Doylestown, PA 18901-0137.

**RUCH, SR., GEORGE A.**, dec'd.

Late of Lower Southampton Township.

Executors: **LAURA CICCIMARO**, 1949 Acorn Street, Feasterville, PA 19053 and **JAMES O. E. RUCH**, 124 Washington Drive, Warminster, PA 18974.

**SENKOW, WALTER S.**, dec'd.

Late of West Rockhill Township.

Executrix: **DIANE F. PURCELL**, c/o Denis W. Lantot, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

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



**TUCCI, FRANCIS J., dec'd.**

Late of Bensalem, Bucks County, PA.  
 Executrix: **ANNETTE JENKINS**, 4420  
 Francesca Lane, Bensalem, PA 19020.

**WEAVER, DAN W. a/k/a DAN WILLIAM WEAVER, dec'd.**

Late of Richland Township.  
 Executrix: **PATRICIA R. WEAVER**, c/o  
 Rodney D. Henry, P. O. Box 499,  
 Quakertown, PA 18951-0499.  
 Attorney: **RODNEY D. HENRY**, P. O.  
 Box 499, Quakertown, PA 18951-0499.

**YODER, DOROTHY, dec'd.**

Late of Milford Township.  
 Executors: **WILLIAM YODER**, 106  
 Braithwaite Lane, Quakertown, PA  
 18951 and **YVONNE KUTYNA**, 742  
 Jefferson Street, Red Hill, PA 18076.  
 Attorney: **JOHN J. FIORAVANTI, JR.**,  
 Law Offices of John J. Fioravanti, 93  
 East Court Street, Doylestown, PA 18901.

*Third and Final Publication***AUGUSTYN, JULIA a/k/a JULIA MILOSZAR, dec'd.**

Late of Lower Makefield Township.  
 Executor: **ALBERT M. DIGREGORIO, JR.**, Esquire, 155 Pinnacle Circle,  
 Yardley, PA 19068-5820.

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

Late of Bristol Township.  
 Executrices: **JEANINE HILLESLAND**  
 and **MARIA SMITH**, 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.

**ENNIS, JAMES WILLIAM, dec'd.**

Late of Trumbauersville Borough.  
 Executrix: **DEBORAH BAUM**, 3266  
 New Hanover Sq. Rd., Gilbertsville,  
 PA 19525.  
 Attorney: **STEPHEN P. IMMS, JR.**, 396  
 Main Street, Harleysville, PA 19438.

**FINKBEINER, DOROTHY F. a/k/a DOROTHY FRED A FINKBEINER, dec'd.**

Late of Milford Township.  
 Executrix: **DOROTHY F. FUESS**, 2518  
 Cedarfield Lane, Quakertown, PA 18951.

**FRIEDRICH, JUDITH E. a/k/a JUDITH FRIEDRICH, dec'd.**

Late of Doylestown Borough.  
 Executrix: **EVELYN FRIEDRICH PATTERSON**, c/o Kevin P. Gilboy,  
 Esquire, 1835 Market Street,  
 Philadelphia, PA 19103-2968.  
 Attorney: **KEVIN P. GILBOY**, Teeters  
 Harvey Gilboy & Kaier LLP, 1835  
 Market Street, Philadelphia, PA 19103-  
 2968.

**FRITSCH, ELEANOR A., dec'd.**

Late of Middletown Township.  
 Executor: **CHARLES THEODORE FRITSCH, JR.**, 68 Bennett Drive,  
 Doylestown, PA 18901.

**HEAVENER, FRANCES M. a/k/a FRAN HEAVENER, dec'd.**

Late of Warminster, Bucks County, PA.  
 Executor: **RUSSELL L. GROVE**,  
 336 Newtown Rd., Warminster,  
 PA 18974.  
 Attorney: **EDWARD J. GILSON, JR.**,  
 Smylie Times Building, 8001 Roosevelt  
 Blvd., Ste. 501B, Philadelphia,  
 PA 19152.

**JACKER, JAMES B., dec'd.**

Late of Bristol Township.  
 Executor: **NORMAN JACKER**, c/o  
 William J. Salerno, Esquire, 220 Radcliffe  
 Street, Bristol, PA 19007.  
 Attorney: **WILLIAM J. SALERNO**,  
 220 Radcliffe Street, Bristol, PA 19007.

**JENNEY, ELIZABETH H., dec'd.**

Late of Newtown Township.  
 Executor: **THE FIRST NATIONAL BANK AND TRUST COMPANY OF NEWTOWN**, 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.

**KADE, JEANETTE V. a/k/a JEANETTE B. KADE and JEANETTE KADE, dec'd.**

Late of Richlandtown, Bucks County, PA.  
 Executor: **STEVEN KADE**, c/o  
 Tomlinson & Gerhart, 414 Main Street,  
 P. O. Box 14, East Greenville,  
 PA 18041.  
 Attorney: **BARRY J. TOMLINSON**,  
 Tomlinson & Gerhart, 414 Main Street,  
 P. O. Box 14, East Greenville, PA 18041.

**KENT, JOHN R.**, dec'd.

Late of Middletown Township.

Executors: **STEVEN C. KENT** and **JAMES D. KENT**, 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.

**KOHL, TESSIE D.** a/k/a **TESSIE DEMUSZ**, dec'd.

Late of Plumstead Township.

Executrix: **DIANE SPARKS MALECKI**, 4521 Tollgate Road, New Hope, PA 18938.

**KOSLOSKY, ROBERT**, dec'd.

Late of Lower Makefield Township.

Administratrix: **VERONICA KOSLOSKY**, c/o James M. Martin, Esquire, 7250 Frankford Avenue, Philadelphia, PA 19135.

Attorney: **JAMES M. MARTIN**, Martin and Martin, P.C., 7250 Frankford Avenue, Philadelphia, PA 19135.

**MAGEE, JEROME J.**, dec'd.

Late of Bristol Township.

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

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

**MAGUIRE, CATHERINE**, dec'd.

Late of Falls Township.

Executors: **DEBRA TOMLINSON** and **JOSEPH TOMLINSON**, c/o 952 Trenton Road, Fairless Hills, PA 19030. Attorney: **WILLIAM F. THOMSON, JR.**, 952 Trenton Road, Fairless Hills, PA 19030.

**MANSON, JEAN C.**, dec'd.

Late of Bensalem Township.

Executrix: **KAROL DEANGELIS**, c/o Larry Scott Auerbach, Esquire, 1000 Easton Road, Abington, PA 19001.

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

**MAUST, DORIS WAGNER**, dec'd.

Late of Richboro, Bucks County, PA.

Executrix: **NANCY J. McGOUGH**, 156 Cloverly Drive, Richboro, PA 18954.

Attorney: **WENDY J. ASHBY**, Ashby Law Offices, LLC, 246 West Broad Street, Suite 3, Quakertown, PA 18951.

**O'HARA, DONALD H.**, dec'd.

Late of Doylestown Township.

Executrix: **LYNNE J. O'HARA**, 5420 Silo Hill Rd., Doylestown, PA 18902.

**OLEJKOWSKI, LAURA C.**, dec'd.

Late of Chalfont Borough.

Executrix: **DEBORAH ANN BERUF**, c/o Jack J. Hetherington, Esquire, 1700 Horizon Drive, Suite #104, Chalfont, PA 18914.

Attorney: **JACK J. HETHERINGTON**, 1700 Horizon Drive, Suite #104, Chalfont, PA 18914.

**PLATT, FRANCES V.**, dec'd.

Late of Warrington, Bucks County, PA.

Executors: **KEVIN C. PLATT**, 5342 Kerger Road, Ellicott City, MD 21043 and **KAREN L. NAIM**, 1225 New Church Court, Ambler PA 19002.

**RAIDY, KATHLEEN D.**, dec'd.

Late of New Britain Township.

Executors: **JOHN F. RAIDY** and **KEVIN J. RAIDY**, c/o Lewis Goodman, Esquire, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P. O. Box 1277, Lansdale, PA 19446.

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

**SCHNEIDER, GUNTHER G.**, dec'd.

Late of Sellersville Borough.

Executor: **PAUL G. SCHNEIDER**, c/o Robert A. Lechowicz Law Office, 301 N. Main Street, Telford, PA 18969.

Attorney: **ROBERT A. LECHOWICZ**, 301 N. Main Street, Telford, PA 18969.

**SCOTT, CATHERINE M.**, dec'd.

Late of Upper Southampton Township.

Executor: **RICHARD W. KEENAN**, c/o R. Leonard Davis, III, Esq., Drake, Hileman & Davis, Bailiwick Office Campus, Suite 15, P. O. Box 1306, Doylestown, PA 18901.

Attorney: **R. LEONARD DAVIS, III**, Drake, Hileman & Davis, Bailiwick Office Campus, Suite 15, P. O. Box 1306, Doylestown, PA 18901.

**SEEFART, ARTHUR M.**, dec'd.

Late of New Britain, Bucks County, PA.  
 Executrix: **MELINDA SEEFART**,  
 215 Pueblo Road, New Britain,  
 PA 18901-5057.

Attorney: **NEIL M. HILKERT**,  
 Reidenbach & Associates, LLC,  
 1008 Upper Gulph Rd., Ste. 300, Wayne,  
 PA 19087.

**SHEAHAN, ROBERT F.** a/k/a **BOB SHEAHAN**, dec'd.

Late of Bensalem Township.

Executrix: **ANITA M. CORALUZZI**,  
 7048 Shelbourne St., Philadelphia,  
 PA 19111-3935.

**SOBIESKI, LAURA D.**, dec'd.

Late of Bensalem Township.

Executors: **CAROLE A. WIZDA** and  
**RONALD E. WIZDA**, 111 Verdant Rd.,  
 Levittown, PA 19057.

**SOWERBUTTS, MARY I.** a/k/a **MARY IRENE SOWERBUTTS**, dec'd.

Late of Southampton, Bucks County, PA.  
 Executor: **DAVID J. SOWERBUTTS**,  
 Esquire, 7 Rockwood Road, Levittown,  
 PA 19056.

**SPARKS, STELLA D.** a/k/a **STELLA DEMUSZ**, dec'd.

Late of Plumstead Township.

Executors: **DIANE SPARKS MALECKI**,  
 4521 Tollgate Road, New Hope, PA  
 18938 and **JEFFREY SPARKS**, 7110  
 Sladek Rd., New Hope, PA 18938.

**THOMAS, HAROLD A.**, dec'd.

Late of Bristol Township.

Executors: **SANDRA T. WEYNA** and  
**JOHN R. THOMAS**, 205 Parkway  
 Circle, Fairless Hills, PA 19030 and  
**JOHN R. THOMAS**, 67 Border Road,  
 Levittown, PA 19057.

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

**VIERATH, CAROL A.**, dec'd.

Late of Buckingham Township.

Executor: **DOUGLAS VIERATH**, 5078  
 Sagewood Ct., Doylestown, PA 18902.

**WADE, CATHERINE M.** a/k/a **CATHERINE WADE**, dec'd.

Late of Bristol Borough.

Executrix: **KATHLEEN McDONOUGH**,  
 4 Brook Dr., Burlington, NJ 08016.

**WEINER, FAY B.**, dec'd.

Late of Lower Makefield Township.

Executrix: **CYNTHIA A. WEINER**, 1922  
 Westover Road, #A, Yardley, PA 19067.  
 Attorney: **STEPHEN B. HARRIS**, 1760  
 Bristol Road, P. O. Box 160, Warrington,  
 PA 18976-0160.

**WOOLSEY, LENA F.** a/k/a **LENA WOOLSEY** and **LENA FELLOWS WOOLSEY**, dec'd.

Late of Buckingham Township.

Administrator: **JAMES WOOLSEY**,  
 c/o Brian R. Price & Associates, Pinehill  
 Professional Center, 140 East Butler  
 Avenue, Chalfont, PA 18914.

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

**Miscellaneous**

IN THE COURT OF COMMON PLEAS OF  
 BUCKS COUNTY, PENNSYLVANIA  
 CIVIL ACTION-LAW  
 NO. 2013-07420

NOTICE OF ACTION IN MORTGAGE  
 FORECLOSURE

**URBAN FINANCIAL GROUP, INC.**,  
 Plaintiff

vs.

**UNKNOWN HEIRS, SUCCESSORS,  
 ASSIGNS, AND ALL PERSONS, FIRMS,  
 OR ASSOCIATIONS CLAIMING RIGHT,  
 TITLE, OR INTEREST FROM OR UNDER  
 RANDY BEARDSLEY A/K/A D. RANDALL  
 BEARDSLEY, UNKNOWN HEIRS,  
 SUCCESSORS, ASSIGNS, AND ALL  
 PERSONS, FIRMS, OR ASSOCIATIONS  
 CLAIMING RIGHT, TITLE, OR  
 INTEREST FROM OR UNDER BRUCE  
 MORETZ A/K/A BRUCE L. MORETZ,  
 BETTY LOU BLEVINS, KNOWN HEIR  
 OF BRUCE MORETZ A/K/A BRUCE L.  
 MORETZ, GEORGE MARSHAL  
 MORETZ, KNOWN HEIR OF BRUCE  
 MORETZ A/K/A BRUCE L. MORETZ,  
 MOLLY MORETZ HORTENSTINE,  
 KNOWN HEIR OF BRUCE MORETZ  
 A/K/A BRUCE L. MORETZ, RANDY  
 BEARDSLEY A/K/A D. RANDALL**

**BEARDSLEY, LAST RECORD OWNER AND BRUCE MORETZ A/K/A BRUCE L. MORETZ, LAST RECORD OWNER,** Defendants

**TO: RANDY BEARDSLEY A/K/A D. RANDALL BEARDSLEY, LAST RECORD OWNER, BRUCE MORETZ A/K/A BRUCE L. MORETZ, LAST RECORD OWNER, AND ANY AND ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RANDY BEARDSLEY A/K/A D. RANDALL BEARDSLEY AND ANY AND ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BRUCE MORETZ A/K/A BRUCE L. MORETZ,** Defendant(s), whose last known addresses are 704 Sterner Mill Road (Lower Southampton Township), Feasterville Trevose, PA 19053; 56 Sarah Drive, Elkton, MD 21921; 2221 Coralthorn Place, Baltimore, MD 21220 and 169 Valley View Drive, Arlington, VA 24210.

#### COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, Urban Financial Group, Inc., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Bucks County, Pennsylvania, docketed to NO. 2013-07420, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 704 Sterner Mill Road (Lower Southampton Township), Feasterville Trevose, PA 19053, whereupon your property would be sold by the Sheriff of Bucks County.

#### NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court

your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE 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. Lawyers Referral Service, Bucks County Bar Assoc., 135 E. State St., Doylestown, PA 18901, 215.348.9413, x108.

**Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Salvatore Carollo, Harry B. Reese, John Eric Kishbaugh & Nicole B. Labletta,** Attys. for Plaintiff,  
Udren Law Offices, P.C.  
111 Woodcrest Rd., Ste. 200,  
Cherry Hill, NJ 08003

IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 2013-04052

#### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

**WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2003-FF5 ASSET-BACKED CERTIFICATES SERIES 2003-FF5, C/O OCWEN LOAN SERVICING, LLC,** Plaintiff

vs.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS,**

**OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EARL STEPHEN BUSHEY, DECEASED, ALINYA BUSHEY, KNOWN HEIR OF EARL STEPHEN BUSHEY, TIMOTHY BUSHEY, KNOWN HEIR OF EARL STEPHEN BUSHEY, RUANG BUSHEY AND EARL STEPHEN BUSHEY, DECEASED, Defendants**

**TO: EARL STEPHEN BUSHEY, DECEASED, AND ANY AND ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EARL STEPHEN BUSHEY, DECEASED,** Defendant(s), whose last known address is 5 Brown Bark Road, Levittown, PA 19057-3031.

#### COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for First Franklin Mortgage Loan Trust 2003-FF5 Asset-Backed Certificates Series 2003-FF5, c/o Ocwen Loan Servicing, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Bucks County, Pennsylvania, docketed to NO. 2013-04052, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 5 Brown Bark Road, Levittown, PA 19057-3031, whereupon your property would be sold by the Sheriff of Bucks County.

#### NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE 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. Lawyers Referral Service, Bucks County Bar Assoc., 135 E. State St., Doylestown, PA 18901, 215.348.9413, x108.

**Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Sherri J. Braunstein, Salvatore Carollo, Paige M. Bellino, Harry B. Reese, Kassia Fialkoff, Elizabeth L. Wassall, Katherine E. Knowlton,**

**Nicholas Gaunce & John Eric Kishbaugh,**  
Attys. for Plaintiff  
Udren Law Offices, P.C.  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003

*Third and Final Publication*

COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PA  
Docket No. 2012-05339-25-6

**PALISADES SCHOOL DISTRICT**  
vs.  
**STEPHEN A. NEGOESCU**

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2011 real estate taxes for property located at 451 Perry Auger Road, Nockamixon Twp., PA, Tax Parcel No. 30-016-039. A Writ of Scire Facias for \$1,635.98 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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 Plaintiff. You may lose money, property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Bucks County Bar Association, 135 E. State St., P.O. Box 300, Doylestown, PA 18901, (215) 348-9413 or (800) 273-2929  
**Portnoff Law Associates, Ltd.**  
P.O. Box 391  
Norristown, PA 19404-0391

**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*

**FOLWEILER FAMILY TRUST**

Also known as **ELIZABETH R. FOLWEILER/ELSIE FOLWEILER**  
Late of Doylestown Borough.  
Trustee: **DENNIS R. FOLWEILER**,  
4220 Milords Lane, Doylestown,  
PA 18902.