

**Sheriff's Sale***Second Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, March 8<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 #2010-07259

WELLS FARGO BANK, N.A. v. DONNA HAMMERSTONE owner(s) of property situate in the **TOWNSHIP OF BEDMINSTER**, Bucks County, Pennsylvania, being 132 Wigton Circle, Perkasio, PA 18944-4134.

TAX PARCEL #01-023-096.

PROPERTY ADDRESS: 132 Wigton Circle, Perkasio, PA 18944-4134.

JUDGMENT AMOUNT: \$ 198,522.96.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DONNA HAMMERSTONE**.**PHELAN HALLINAN**, EsquireEDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA**BENSALEM TOWNSHIP**

DOCKET #2006-06648

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BENSALEM**, County of Bucks, Commonwealth of Pennsylvania, located at Red Lion Road and Bristol Pike, being Unit 31 of the property known, named and identified in the Declaration Plan as Duplexes of Andalusia Condominium, renamed Duplex Village Condominium by Change of Name dated 3/31/1980.

TAX PARCEL #2-21-7-31.

PROPERTY ADDRESS: 520 Bristol Pike, Unit 31, Bensalem, PA 19020, Bensalem Township, Bucks County.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **GERALD PERRONE, SR.****HAL A. BARROW**, EsquireEDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2009-09596

BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. MONTY FLYNN owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 4924 Bensalem Boulevard, Bensalem, PA 19020-4013.

TAX PARCEL #02-074-099.

PROPERTY ADDRESS: 4924 Bensalem Boulevard, Bensalem, PA 19020-4013.

JUDGMENT AMOUNT: \$ 341,330.18.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MONTY FLYNN**.**PHELAN HALLINAN & SCHMIEG**, EsquireEDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2011-02280

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

TAX PARCEL #2-92-492.

PROPERTY ADDRESS: 1317 Bradford Lane, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **RICHARD F. JENNINGS AND VICTORIA L. JENNINGS**.**KEVIN P. DISKIN**, EsquireEDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-00885

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE

HOME LOANS SERVICING LP v. ANNISSIA M. SMITH owner(s) of property situate in the **TOWNSHIP OF BENSELEM**, Bucks County, Pennsylvania, being 1129 Poquessing Avenue, Bensalem, PA 19020-5627.

TAX PARCEL #02-029-164.

PROPERTY ADDRESS: 1129 Poquessing Avenue, Bensalem, PA 19020-5627.

JUDGMENT AMOUNT: \$ 215,772.01.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANNISSIA M. SMITH.**

**PHELAN HALLINAN & SCHMIEG**, Esquire

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

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DOCKET #2012-04590

ALL THAT CERTAIN lot or piece of ground situate in **BENSELEM TOWNSHIP**, Bucks County, Pennsylvania described according to As Built Survey and Plan of Part of Village IV, Section 8 made for The Korman Corporation by Benjamin C. Queen, P.L.S., dated 5/22/80.

PROPERTY OF: John W. McLaughlin and Doris G. McLaughlin (deceased).

TAX ID: 02-013-004.

EXECUTION NO. 2012-04590.

JUDGMENT AMOUNT: \$228,109.96.

ALL of the right, title, interest and claim of: John W. McLaughlin and Doris G. McLaughlin (deceased).

Of in and to: 3215 Ellington Court, Bensalem, PA 19020.

MUNICIPALITY: Bensalem Township.

IMPROVEMENTS: 1½ STOREY TOWNHOUSE.

SOLD AS THE PROPERTY OF: **JOHN W. MCLAUGHLIN.**

**CHANDRA M. ARKEMA**, Esquire

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

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DOCKET #2012-07049

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-ACC1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-ACC1 v. KENYA D. MANN owner(s) of property situate in the

**TOWNSHIP OF BENSELEM**, Bucks County, Pennsylvania, being 1929 Juniper Lane, Bensalem, PA 19020-4436.

TAX PARCEL #02-095-025-007.

PROPERTY ADDRESS: 1929 Juniper Lane, Bensalem, PA 19020-4436.

JUDGMENT AMOUNT: \$ 192,420.30.

IMPROVEMENTS: CONDOMINIUM UNIT.

SOLD AS THE PROPERTY OF: **KENYA D. MANN.**

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

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DOCKET #2012-08545

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

TAX PARCEL #02-091-048.

PROPERTY ADDRESS: 3220 Farragut Court, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LAURA HASSON AND STEVEN G. HASSON.**

**MICHAEL T. MCKEEVER**, Esquire

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

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DOCKET #2012-09609-25-1

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

TAX PARCEL #02-029-281.

PROPERTY ADDRESS: 942 Tennis Avenue a/k/a 875 Bristol Pike, Bensalem Township.

IMPROVEMENTS: COMMERCIAL.

SOLD AS THE PROPERTY OF: **JOSEPH M. KLINE AND ELEANOR KLINE.**

**ROBERT A. BADMAN**, Esquire

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

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**BRISTOL BOROUGH**

DOCKET #2012-01450

WELLS FARGO BANK, N.A. v. SANDRA M. TOMLINSON owner(s) of property situate in the **BOROUGH OF BRISTOL**,

Bucks County, Pennsylvania, being 699 Mansion Street, Bristol, PA 19007-3843.

TAX PARCEL #04-011-061.

PROPERTY ADDRESS: 699 Mansion Street, Bristol, PA 19007-3843.

JUDGMENT AMOUNT: \$ 259,427.92.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SANDRA M. TOMLINSON.**

**PHELAN HALLINAN & SCHMIEG,** Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-03906

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE RASC 2006KS2 v. VALMIR F.

ALVES, JR. AND JILLIAN C. SMITH owner(s) of property situate in the **BOROUGH OF BRISTOL**, Bucks County, Pennsylvania, being 408 Dorrance Street, Bristol, PA 19007-3903.

TAX PARCEL #04-023-010.

PROPERTY ADDRESS: 408 Dorrance Street, Bristol, PA 19007-3903.

JUDGMENT AMOUNT: \$ 142,645.16.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VALMIR F. ALVES, JR. AND JILLIAN C. SMITH.**

**PHELAN HALLINAN & SCHMIEG,** Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

### BRISTOL TOWNSHIP

DOCKET #2010-03956

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being at Levittown, **BRISTOL TOWNSHIP**, County of Bucks, Commonwealth of Pennsylvania, known and designated as Lot No. 2623-R, on a certain map entitled "Amended Subdivision Map, Red Cedar Hill, Levittown, Section 23" situate in Bristol Township, Bucks County, PA owned by Levitt and Sons, Inc., dated May 1953, Survey and Map by C.A. Monroe, Professional Engineer and Land Surveyor,

recorded on June 24, 1953, at Doylestown in the Office of the Recording of Deeds in and for the County of Bucks, in Plan Book 6 page 33, and which lot is more fully bounded and described according to a Survey by C.A. Monroe, Professional Engineer and Land Surveyor, dated May 7, 1954, as follows, to wit.

TAX PARCEL #05-038-549.

PROPERTY ADDRESS: 28 Roundwood Lane, Levittown, PA.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT T. MUELLER.**

**ANDREW J. MONASTRA,** Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2010-09387

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

TAX PARCEL #05-049-170.

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

JUDGMENT AMOUNT: \$ 100,615.27.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN,** Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2011-01694

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

DOCKET #2011-06528

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 #05-008-278.

PROPERTY ADDRESS: 812 Pennsylvania Avenue, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RUTH BLUE, ONLY KNOWN SURVIVING HEIR OF JOSEPHINE E. SHEARD, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF JOSEPHINE E. SHEARD, DECEASED MORTGAGOR AND REAL OWNER.**

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

DOCKET #2011-11411

ALL THAT CERTAIN lot or piece or parcel of land, Situate, lying and being at Levittown, in **BRISTOL TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania, known and designated as Lot Number 7237 on Subdivision Map of "Goldenridge," Levittown, Section 35, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania on August 14, 1953 in Plan Book 7 Page 1.

BEING County Parcel Number 5-38-100.

PROPERTY: 43 Gentle Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN W. SNOWDEN.**

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

DOCKET #2012-00267

WELLS FARGO BANK, N.A. v. **KEITH CROWDER, IN CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF CAROLYN V. CROWDER,**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROLYN V. CROWDER, DECEASED** owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 1017 Green Lane, Levittown, PA 19057-3103.

TAX PARCEL #05-036-450.

PROPERTY ADDRESS: 1017 Green Lane, Levittown, PA 19057-3103.

JUDGMENT AMOUNT: \$ 103,588.72.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KEITH CROWDER, IN CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF CAROLYN V. CROWDER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROLYN V. CROWDER, DECEASED.**

**PHELAN HALLINAN & SCHMIEG**, Esquire

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

DOCKET #2012-00926

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situated in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, designated as Lot #59, as designated in a Survey and Plan made of Laurel Bend, Section 3 made by Benjamin C. Queen, R.L.S., Fairless Hills, PA on February 26, 1957, which Plan is recorded at Bucks County in Plan Book 13, Page 7.

TAX PARCEL #05-025-012.010.

PROPERTY ADDRESS: 2508 Green Avenue, Bristol, PA 19007.

IMPROVEMENTS: TWO STORY DWELLING.

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

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

## DOCKET #2012-01571

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

BEING more fully described in a Deed dated June 18, 2009, among the land records of the County and State set forth above, in Deed Volume 6159, Page 148.

TAX PARCEL #05-037-521.

PROPERTY ADDRESS: 105 Green Lynne Drive, Levittown, PA 19057-3219, Township of Bristol.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM A. JOERGER**.

**ASHLEIGH L. MARIN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-02146

BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. WILMER F. WRIGHT AND CHERYL A. WRIGHT owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 5702 Beaver Dam Road, a/k/a 5702 Beaverdam Road, Bristol, PA 19007-2910.

TAX PARCEL #05-061-447.

PROPERTY ADDRESS: 5702 Beaver Dam Road, a/k/a 5702 Beaverdam Road, Bristol, PA 19007-2910.

JUDGMENT AMOUNT: \$ 111,779.94.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILMER F. WRIGHT AND CHERYL A. WRIGHT**.

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

## DOCKET #2012-02365

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

BEING more fully described in a Deed dated November 22, 2010, among the land records

of the County and State set forth above, in Deed Volume 6755, Page 613.

TAX PARCEL #05-075-165.

PROPERTY ADDRESS: 31 Kindle Lane, Levittown, PA 19055-2408, Township of Bristol.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **THOMAS M. PIKE AKA THOMAS PIKE AND ANN APONTE**.

**JAIME R. ACKERMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-02672

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2004-36CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-36CB v. TIMOTHY A. COLE owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 183 Red Cedar Drive, Levittown, PA 19055-1445.

TAX PARCEL #05-039-290.

PROPERTY ADDRESS: 183 Red Cedar Drive, Levittown, PA 19055-1445.

JUDGMENT AMOUNT: \$ 173,761.75.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TIMOTHY A. COLE**.

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

## DOCKET #2012-02986

By virtue of a Writ of Execution No. 2012-02986

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. RONALD J. GAMACHE, JR. owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 1204 Pacific Avenue, Bristol, PA 19007-2918.

TAX PARCEL #05-073-043.

PROPERTY ADDRESS: 1204 Pacific Avenue, Bristol, PA 19007-2918.

JUDGMENT AMOUNT: \$ 145,190.54.

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

DOCKET #2012-03120

ALL THAT CERTAIN lots or parcels of land  
located in the **TOWNSHIP OF BRISTOL**,  
County of Bucks and Commonwealth of  
Pennsylvania.

TAX PARCEL #05-077-070.

PROPERTY ADDRESS: 2203 Palmer  
Avenue, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARK  
HILLMAN AND ROSANNA HILLMAN.**  
**MICHAEL T. MCKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-04200

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. MIGUEL  
A. VELEZ A/K/A MIGUEL A. VELEZ, III  
owner(s) of property situate in the  
**TOWNSHIP OF BRISTOL**, Bucks County,  
Pennsylvania, being 42 Basswood Road,  
Levittown, PA 19057-3036.

TAX PARCEL #05-036-100.

PROPERTY ADDRESS: 42 Basswood Road,  
Levittown, PA 19057-3036.

JUDGMENT AMOUNT: \$ 193,619.14.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **MIGUEL  
A. VELEZ A/K/A MIGUELA. VELEZ, III.**  
**PHELAN HALLINAN & SCHMIEG**,  
Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-04218

JPMORGAN CHASE BANK, N.A. S/B/M TO  
CHASE HOME FINANCE, LLC. v. YVETTE  
L. JONES owner(s) of property situate in  
the **TOWNSHIP OF BRISTOL**, Bucks

County, Pennsylvania, being 1023 Green  
Lane, Levittown, PA 19057-3103.

TAX PARCEL #05-036-453.

PROPERTY ADDRESS: 1023 Green Lane,  
Levittown, PA 19057-3103.

JUDGMENT AMOUNT: \$ 147,716.46.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **YVETTE L.  
JONES.**

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

DOCKET #2012-04574

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

TAX PARCEL #5-13-212.

PROPERTY ADDRESS: 2134 Dixon Avenue,  
Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.

SOLD AS THE PROPERTY OF: **JOSE  
LOPEZ.**

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

DOCKET #2012-04661

ALL THAT CERTAIN lot or parcel of land  
situate in Levittown in **BRISTOL  
TOWNSHIP**, Bucks County, PA. designated  
on a certain map entitled "Mill Creek Falls,"  
Levittown, Section 52, dated January 7, 1954  
and recorded in the Office of the Recorder  
of Deeds, Bucks County in Plan Book 7,  
page 38.

TAX PARCEL #05-021-372.

PROPERTY ADDRESS: 41 Misty Pine Road,  
Levittown, PA 19056.

IMPROVEMENTS: SINGLE FAMILY  
DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL  
S. SALVATICO AND JACQUELINE M.  
FREEMAN.**

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

DOCKET #2012-05458

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

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

TAX PARCEL #5-27-177.

PROPERTY ADDRESS: 810 New Rogers Road, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ERNEST O'BRIEN AND SANDRA O'BRIEN**.

**MICHAEL T. MCKEEVER**, Esquire

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

DOCKET #2012-06672

GMAC MORTGAGE, LLC v. HARRY DUFF owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 700 Neshaminy Road, Croydon, PA 19021-5438.

TAX PARCEL #05-008-040.

PROPERTY ADDRESS: 700 Neshaminy Road, Croydon, PA 19021-5438.

JUDGMENT AMOUNT: \$ 156,793.19.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HARRY DUFF**.

**PHELAN HALLINAN & SCHMIEG**, Esquire

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

DOCKET #2012-07505

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

TAX PARCEL #05-017-049.

PROPERTY ADDRESS: 83 Pumpkin Hill Road, Levittown, PA 19056-3528.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CANDACE L. SCHULTZ AND CURTIS L. SCHULTZ**.

**MICHAEL T. MCKEEVER**, Esquire

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

DOCKET #2012-07540

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER

TO CHASE HOME FINANCE, LLC v. MICHELLE KEMLER owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 31 Daffodil Lane, Levittown, PA 19055-1703.

TAX PARCEL #05-071-021.

PROPERTY ADDRESS: 31 Daffodil Lane, Levittown, PA 19055-1703.

JUDGMENT AMOUNT: \$ 182,945.91.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHELLE KEMLER**.

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

DOCKET #2012-07749

ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon, situate, lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot 4052-R on Subdivision Map of "Indian Creek," Levittown, Section 50, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on December 3, 1953 in Plan Book 7 page 28.

TAX PARCEL #5-33-330.

PROPERTY ADDRESS: 80 Indian Red Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LINCOLN R. JEFFERSON**.

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

DOCKET #2012-08684

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania, known, shown and designated as Lot No. 7963, on a certain map entitled "Subdivision Map, 'Blue Ridge,' Levittown, Section 45 situated in Bristol Township, Bucks County, Commonwealth of Pennsylvania, owned by Levitt and Sons, Incorporated," recorded on

August 14, 1953 at Doylestown in the Office for the Recording of Deeds in and for the County of Bucks, in Plan Book 7, Page 6.

TAX PARCEL #05-025-185.

PROPERTY ADDRESS: 215 Blue Ridge Drive, Levittown, PA 19057.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

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

DOCKET #2012-08864

ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon, situate, lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks, Pa., shown and designated as Lot No. 2847R on Subdivision Map of Goldenridge, Levittown, Section 40 filed in the Office of the Recorder of Deeds of Bucks County, Pa. on August 14, 1953 in Plan Book 7 page 3, as follows, to wit.

TAX PARCEL #05-037-370.

PROPERTY ADDRESS: 36 Great Oak Road, Levittown, PA 19057.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CAHIT COMAK**.

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

DOCKET #2012-09051

ALL THAT CERTAIN LOTS **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania. HET a dwg k/a 44 Balsam Road, Levittown, PA 19057.

TAX PARCEL #5-36-209.

PROPERTY ADDRESS: 44 Balsam Road, Levittown, PA 19057.

IMPROVEMENTS: A DWELLING.

SOLD AS THE PROPERTY OF: **KURT HORCHHEIMER AND KARLA HORCHHEIMER**.

**LOUIS P. VITI**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## BUCKINGHAM TOWNSHIP

DOCKET #2010-05610

ALL THAT CERTAIN lot or piece of land situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a "Subdivision Plan prepared for Randall Rolfe and Robert Lazar," made by Anderson Engineering Associates, Inc. dated May 31, 1990, last revised July 25, 1991, and recorded in the Office for the Recording of Deeds in and for Bucks County at Doylestown, PA, in Plan Book 263, Page 68.

TAX PARCEL #6-17-31-7.

PROPERTY ADDRESS: 1918 Swamp Road, Furlong, PA 18925.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DIANE VILLOTTI GRUDBERG AND GEORGE GRUDBERG**.

**RICHARD M. SQUIRE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-08674

ALL THAT CERTAIN tract of land designated as Lot No. 2 as shown on the Final Plan of the Marion M. Johnson Estate, **BUCKINGHAM TOWNSHIP**, Bucks County, Pennsylvania, dated June 23, 1975 by Weisel & Gilmore, Associates, Surveyors and Engineers, and being more fully bounded and described as follows, to wit.

TAX PARCEL #06-010-021.

PROPERTY ADDRESS: 4319 Mechanicsville Road, Doylestown, PA 18901.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BETSY J. SIMMONS (MORTGAGOR) AND STEVEN R. SIMMONS (REAL OWNER AND MORTGAGOR)**.

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

## DOYLESTOWN TOWNSHIP

DOCKET #2012-00293

ALL THAT CERTAIN message and lot of land in the **TOWNSHIP OF**



**DOYLESTOWN**, County of Bucks and Commonwealth of Pennsylvania.  
 PORPERTY OF: Christopher Arrao and Kimberly Arrao.

JUDGMENT AMT: \$377,217.47.

ALL the right, title, interest and claim of: Christopher Arrao and Kimberly Arrao.

OF in and to:

ADDRESS: 50 Duane Road, Doylestown, PA 18901.

MUNICIPALITY: Doylestown.

TAX PARCEL #09-019-008.

IMPROVEMENTS: ONE STORY SPLIT LEVEL DWELLING, 1,102 SQ. FEET, THREE BEDROOMS, 1 BATH AND BASEMENT.

SOLD AS THE PROPERTY OF: **CHRISTOPHER ARRAO AND KIMBERLY ARRAO.**

**CHANDRA M. ARKEMA**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2012-07915

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon lying and being at Doylestown, **DOYLESTOWN TOWNSHIP**, Bucks County, and State of Pennsylvania, known as 222 Hastings Court, bounded and described as follows, to wit.

TAX PARCEL #9-51-222.

PROPERTY ADDRESS: 222 Hastings Court, Doylestown Township.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING AND RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **GERALDINE B. MILLER AND MONIQUE K. KELLY.**

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

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**FALLS TOWNSHIP**

DOCKET #2011-06960

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

TAX PARCEL #13-004-177.

PROPERTY ADDRESS: 264 Austin Drive, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DONNA M. HUBER AND RITA CSEH.**

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

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DOCKET #2012-01706

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

BEING more fully described in a Deed dated April 5, 2004, among the land records of the County and State set forth above, in Deed Volume 3920, Page 1577.

TAX PARCEL #13-033-092.

PROPERTY ADDRESS: 3 Jennifer Lane, Morrisville, PA 19067-3522, Township of Falls.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DAMIAN CHOJNOWSKI, ANETA CHOJNOWSKI AND THE UNITED STATES OF AMERICA.**

**ASHLEIGH L. MARIN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2012-07312

NATIONSTAR MORTGAGE LLC v. TIMMY R. HOLLEY AND TRACEY M. HOLLEY owner(s) of property situate in **FALLS TOWNSHIP**, Bucks County, Pennsylvania, being 220 Vernon Road, Morrisville, PA 19067-4812.

TAX PARCEL #13-030-245.

PROPERTY ADDRESS: 220 Vernon Road, Morrisville, PA 19067-4812.

JUDGMENT AMOUNT: \$ 47,998.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TIMMY R. HOLLEY AND TRACEY M. HOLLEY.**

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

DOCKET #2012-08836

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

TAX PARCEL #13-28-82 & 13-28-83-1.  
PROPERTY ADDRESS: 791-805 W. Bridge Street, Morrisville, PA 19067.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SOUTH END AUTO PARTS, INC.**

**SIOBHAN D. BYRNES**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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#### HILLTOWN TOWNSHIP

DOCKET #2008-01092-32-1

WELLS FARGO BANK, NA v. DONALD C. FREED AND SANDRA L. FREED owner(s) of property situate in **HILLTOWN TOWNSHIP**, Bucks County, Pennsylvania, being 114 Orchard Road, Perkasia, PA 18944-2414.

TAX PARCEL #15-015-013.  
PROPERTY ADDRESS: 114 Orchard Road, Perkasia, PA 18944-2414.

JUDGMENT AMOUNT: \$ 126,385.25.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DONALD C. FREED AND SANDRA L. FREED.**

**PHELAN HALLINAN & SCHMIEG**, Esquire

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

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DOCKET #2012-06069

The property of Duane E. Wilson and Shirley J. Wilson (deceased) containing a single family dwelling and approximately 2.6644 acres of land located at 410 East Reliance Road, Telford, Pennsylvania 18969, **HILLTOWN TOWNSHIP**, being Bucks County Tax Parcel Number 15-003-007 and more fully described in a Deed recorded in the Bucks County Recorder of Deeds Book 0835, Page 1998.

IMPROVEMENTS: 1 STORY SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DUANE E. WILSON, INDIVIDUALLY AND AS**

**EXECUTOR OF THE ESTATE OF SHIRLEY J. WILSON, DECEASED.**

**BARRY W. DEGROOT**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2012-09126

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

TAX PARCEL #15-019-014.  
PROPERTY ADDRESS: 1272 Route 113 a/k/a 114 Main Street a/k/a 1272 Main Street, Blooming Glen, PA 18944.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **DANIEL J. JAMES AND CARLA JAMES.**

**KEVIN P. DISKIN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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#### LANGHORNE BOROUGH

DOCKET #2012-00425

BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. SAFAK SUTLU owner(s) of property situate in the **BOROUGH OF LANGHORNE**, Bucks County, Pennsylvania, being 243 Flowers Avenue, Langhorne, PA 19047-2812.

TAX PARCEL #18-004-230.  
PROPERTY ADDRESS: 243 Flowers Avenue, Langhorne, PA 19047-2812.

JUDGMENT AMOUNT: \$ 180,424.05.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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DOCKET #2012-06804

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP v. RENEE A. MITCHELL owner(s) of property situate in the **BOROUGH OF LANGHORNE**, Bucks County, Pennsylvania, being 120

North Green Street, Langhorne, PA 19047-2112.

TAX PARCEL #18-001-008.

PROPERTY ADDRESS: 120 North Green Street, Langhorne, PA 19047-2112.

JUDGMENT AMOUNT: \$ 169,081.18.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RENEE A. MITCHELL.**

**PHELAN HALLINAN & SCHMIEG,**  
Esquire

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

#### LOWER MAKEFIELD TOWNSHIP

DOCKET #2010-03042

BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. JOSEPH W. PRINCE AND BETTY JO PRINCE A/K/A BETTY JO FIORELLO owner(s) of property situate in the **TOWNSHIP OF LOWER MAKEFIELD**, Bucks County, Pennsylvania, being 778 Mill Road, Yardley, PA 19067-4500.

TAX PARCEL #20-061-050.

PROPERTY ADDRESS: 778 Mill Road, Yardley, PA 19067-4500.

JUDGMENT AMOUNT: \$ 245,415.32.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH W. PRINCE AND BETTY JO PRINCE A/K/A BETTY JO FIORELLO.**

**PHELAN HALLINAN & SCHMIEG,**  
Esquire

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

DOCKET #2011-08296

ALL THAT CERTAIN unit of property known, named and identified as Brookstone, located in **LOWER MAKEFIELD TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania, which as heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA.C.S. 3101 et seq. by the recording of the Bucks County Department of Records of a Declaration dated 11/1/1990 and recorded on 11/14/1990 in Land Record Book 240

page 689 and Amended in Land Record Book 264 page 88, 278 page 632, 283, page 910, 296, page 1504, 313 page 945, 314 page 2051, 317 page 1733, 327 page 1193, 327 page 1242, 338 page 1933, 347 page 2231, 358 page 799, 370 page 624, 372 page 553, 410 page 902, 424 page 943, 476 page 888, 476 page 962, 512 page 2088, 676 page 68, and Land Record Book 704 page 2183 and Land Record Book 783 page 1935 and Land Record Book 1008 page 568, 1034 page 89, 1041 page 443, 1058 page 1624, 1074 page 451, 1088 page 783, 1103 page 1012, 1153 page 203 and 1193 page 1812, 1290 page 1084, 1316 page 2071, 1333 page 1 and 1346 page 1255, being and designated as UNIT No. 19 BUILDING C-3 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.2632%.

COUNTY PARCEL NO. 20-76-2-19.

The real property is commonly known as 2303 Sterling Rd., Yardley, Bucks County, Pennsylvania. County Parcel No. 20-76-2-19.:

IMPROVEMENTS: CONDOMINIUM UNIT.

SOLD AS THE PROPERTY OF: **MICHELLE COLELLA.**

**KENNETH FERRIS,** Esquire

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

#### LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2010-00406-26

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, described according to a record plan of Granda Flora Estates, dated 1/3/2001, last revised 3/31/2003 and recorded in plan book 314, page 95.

TAX PARCEL #21-5-3.

PROPERTY ADDRESS: 11 Anna Maria Terrace (Lower Southampton Township), Huntingdon Valley, PA 19006.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JONATHAN P. BARGER AND MARY JO RUGGIERO.**

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

DOCKET #2010-04205

ALL THAT CERTAIN lot of land situate in **TOWNSHIP OF LOWER SOUTHAMPTON**, Bucks County, Pennsylvania.  
TAX PARCEL #21-25-297.  
PROPERTY ADDRESS: 621 Valley Stream Circle, Langhorne, PA 19053.  
IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.  
SOLD AS THE PROPERTY OF: **HOWARD GOTTIEB AND THE UNITED STATES OF AMERICA.**

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

DOCKET #2010-08034

Unit is identified as 111 Buck Road, Unit 400 (designated as Unit D) situated in Huntington Valley, in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks, Commonwealth of Pa.  
Tax ID/Parcel No. 21-1-13-1-D.  
IMPROVEMENTS: A CONDOMINIUM.  
SOLD AS THE PROPERTY OF: **MOJO HOLDINGS, LLC.**

**JASON C. BERGER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-02600

FREEDOM MORTGAGE CORPORATION v. LANETTE GIFFORD AND GARY GIFFORD owner(s) of property situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, Bucks County, Pennsylvania, being 102 Village Drive, Feasterville Trevose, PA 19053-6435.  
TAX PARCEL #21 010 162.  
PROPERTY ADDRESS: 102 Village Drive, Feasterville Trevose, PA 19053-6435.  
JUDGMENT AMOUNT: \$ 265,484.68.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LANETTE GIFFORD AND GARY GIFFORD.**  
**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-07802

PHH MORTGAGE CORPORATION F/K/A CENDANT MORTGAGE CORPORATION v. GEORGE M. RITZHEIMER A/K/A GEORGE RITZHEIMER AND KATHLEEN R. RITZHEIMER A/K/A KATHLEEN RITZHEIMER owner(s) of property situate in the **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 811 Fay Drive, Feasterville Trevose, PA 19053-6102.

TAX PARCEL #21-014-116.  
PROPERTY ADDRESS: 811 Fay Drive, Feasterville Trevose, PA 19053-6102.  
JUDGMENT AMOUNT: \$ 218,128.25.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GEORGE M. RITZHEIMER A/K/A GEORGE RITZHEIMER AND KATHLEEN R. RITZHEIMER A/K/A KATHLEEN RITZHEIMER.**

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

#### MIDDLETOWN TOWNSHIP

DOCKET #2010-11428

WELLS FARGO BANK, N.A. v. ROBERT J. KEEN AND DANIELLE L. KEEN owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 956 Walsh Avenue, Langhorne, PA 19047-2772.

TAX PARCEL #22-020-061.  
PROPERTY ADDRESS: 956 Walsh Avenue, Langhorne, PA 19047-2772.  
JUDGMENT AMOUNT: \$ 280,649.74.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT J. KEEN AND DANIELLE L. KEEN.**  
**PHELAN HALLINAN & SCHMIEG**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2011-04352

ALL THOSE CERTAIN contiguous lots or parcels of land together with the building and improvements thereon erected, Situate in the **TOWNSHIP OF MIDDLETOWN**,

in Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #22-013-141.

PROPERTY ADDRESS: 139 South Clearview Avenue, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-05348

SOVEREIGN BANK, N.A. F/K/A SOVEREIGN BANK v. ELISE D. SLOUGH owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 35 Colby Lane, Langhorne, PA 19047-1501.

TAX PARCEL #22-074-055.

PROPERTY ADDRESS: 35 Colby Lane, Langhorne, PA 19047-1501.

JUDGMENT AMOUNT: \$ 273,589.58.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ELISE D. SLOUGH.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-06527

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon lying and being at Levittown, **MIDDLETOWN TOWNSHIP**, Bucks County, and State of Pennsylvania, known as 29 Harvest Road, bounded and described as follows, to wit.

TAX PARCEL #22-46-241.

PROPERTY ADDRESS: 29 Harvest Road, Middletown Township.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HENRY AKAY AND SUSAN M. AKAY.**

**JEFFREY G. TRAUGER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-06533

RBS CITIZENS N.A. v. SHAWN M. COLLINS AND RACHEL DEMBINSKI-COLLINS owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 44 Firtree Road, Levittown, PA 19056-1804.

TAX PARCEL #22-050-398.

PROPERTY ADDRESS: 44 Firtree Road, Levittown, PA 19056-1804.

JUDGMENT AMOUNT: \$ 206,887.78.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SHAWN M. COLLINS AND RACHEL DEMBINSKI-COLLINS.**

**PHELAN HALLINAN & SCHMIEG**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-06968

PHH MORTGAGE CORPORATION F/K/A PHH MORTGAGE SERVICES v. THOMAS FRAZZETTO owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania, being 28 Hillside Road, Levittown, PA 19056-1117.

TAX PARCEL #22-046-110.

PROPERTY ADDRESS: 28 Hillside Road, Levittown, PA 19056-1117.

JUDGMENT AMOUNT: \$ 223,449.31.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN & SCHMIEG**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

### MILFORD TOWNSHIP

DOCKET #2012-05701

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

TAX PARCEL #23-22-52.

PROPERTY ADDRESS: 2490 Willow Stream Drive (Township of Milford), Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF:  
**MARGUERITE V. SCHRUPP, DECEASED,**  
**ROBERT S. SCHRUPP, KNOWN HEIR**  
**OF MARGUERITE V. SCHRUPP,**  
**UNKNOWN HEIRS, SUCCESSORS,**  
**ASSIGNS AND ALL PERSONS, FIRMS**  
**OR ASSOCIATIONS CLAIMING RIGHT,**  
**TITLE OR INTEREST FROM OR UNDER**  
**MARGUERITE V. SCHRUPP, DECEASED.**  
**MARK J. UDREN,** Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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### MORRISVILLE BOROUGH

DOCKET #2011-09424  
 WELLS FARGO BANK, N.A. v. DAVID R.  
 BANE A/K/A DAVID R. BANE, JR. owner(s)  
 of property situate in the **BOROUGH OF**  
**MORRISVILLE,** Bucks County,  
 Pennsylvania, being 808 Crown Street,  
 Morrisville, PA 19067-1067.  
 TAX PARCEL #24-007-046.  
 PROPERTY ADDRESS: 808 Crown Street,  
 Morrisville, PA 19067-1067.  
 JUDGMENT AMOUNT: \$ 328,536.59.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **DAVID R.**  
**BANE A/K/A DAVID R. BANE, JR.**  
**PHELAN HALLINAN,** Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2012-08606  
 ALL THAT CERTAIN lot, piece or parcel  
 of land and dwelling known as No. 38 West  
 Cleveland Avenue located in the  
**BOROUGH OF MORRISVILLE,** County  
 of Bucks and Commonwealth of  
 Pennsylvania.  
 TAX PARCEL #24-010-144.  
 PROPERTY ADDRESS: 38 West Cleveland  
 Avenue, Morrisville, PA 19067.  
 IMPROVEMENTS: SINGLE FAMILY  
 RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **MARK A.**  
**BERTONE.**  
**MICHAEL T. MCKEEVER,** Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

### NEW BRITAIN TOWNSHIP

DOCKET #2011-00737  
 ALL THAT CERTAIN parcel of land lying  
 and being situate in the **TOWNSHIP OF**  
**NEW BRITAIN,** County of Bucks, and  
 Commonwealth of Pennsylvania, bounded  
 and described as follows:  
 BEING more fully described in a Deed dated  
 August 25, 2005, among the land records of  
 the County and State set forth above, in Deed  
 Volume 4627, Page 1107.  
 TAX PARCEL #26-002-038.  
 PROPERTY ADDRESS: 2 New Galena Road,  
 Line Lexington, PA 18932, Township of New  
 Britain.  
 IMPROVEMENTS: SINGLE FAMILY  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **JULIE**  
**STEVENS AND IRVING STEVENS.**  
**JAIME R. ACKERMAN,** Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2011-08194  
 All the right, title, and interest and claim of:  
 Keith Hamilton and Pamela Hamilton.  
 Of in and to:  
 Municipality: **TOWNSHIP OF NEW**  
**BRITAIN.**  
 Address: 1820 N. Limekiln Pike, Chalfont,  
 PA 18914.  
 TAX MAP# 26-003-008.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **PAMELA**  
**HAMILTON AND KEITH HAMILTON.**  
**THOMAS M. FEDERMAN,** Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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 P.**  
**FEDOSOV AND LIDIYA KOZMA.**

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

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**NEW HOPE BOROUGH**

DOCKET #2012-09050

ALL THAT CERTAIN Unit in the property known, named and identified as York Place, a Condominium, Situate in the **BOROUGH OF NEW HOPE**, County of Bucks and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act of Pennsylvania, Act of 1980, July 2, No. 82 (68 PA C.S.A. 3101 et seq.) by the recording in the Office of the Recorder of Deeds of Bucks County of a Declaration of Condominium dated January 15, 1988 recorded in Deed Book 2797 page 510 and a Declaration Plan dated January 4, 1988 and recorded in Plan Book 243 page 65 being designated as Unit 358, as more fully described in said Declaration of Condominium and Declaration Plan.

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

BEING THE SAME PREMISES WHICH Patrick J. Nolan, Straw Party by Deed dated 1/15/88 and recorded 1/19/88 in Land Record Book 2797 page 0627 did grant and convey unto Theodore Nichols and Melody M. Nichols, husband and wife, in fee.

TAX PARCEL ID NO.: 27-1-1-2-358.

PROPERTY ADDRESS: 358 West Bridge Street, New Hope, PA 18938.

IMPROVEMENTS: COMMERCIAL.

SOLD AS THE PROPERTY OF:  
**THEODORE E. NICHOLS AND MELODY M. NICHOLS.**

**SARAH ELIA**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**NEWTOWN BOROUGH**

DOCKET #2012-04145

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWBMS INC., CHL MORTGAGE

PASS-THROUGH TRUST 2007-HY5, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-HY5 v. WILLIAM J. O'BRIEN, III owner(s) of property situate in the **BOROUGH OF NEWTOWN**, Bucks County, Pennsylvania, being 231 South Chancellor Street, Newtown, PA 18940-2111.  
TAX PARCEL #28-004-070.

PROPERTY ADDRESS: 231 South Chancellor Street, Newtown, PA 18940-2111.

JUDGMENT AMOUNT: \$ 803,251.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM J. O'BRIEN, III.**

**PHELAN HALLINAN & SCHMIEG**, Esquire

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

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**NEWTOWN TOWNSHIP**

DOCKET #2012-02771

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

TAX PARCEL #29-32-76.

PROPERTY ADDRESS: 259 Parkview Way, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JOHN E. BARNARD AND PATRICIA J. BARNARD.**

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

DOCKET #2012-08457

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

TAX PARCEL #29-031-036.

PROPERTY ADDRESS: 39 Opal Drive, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **THERESA BADALAMENTI AND VITO BADALAMENTI.**

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

**NOCKAMIXON TOWNSHIP**

DOCKET #2012-01786

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

BEING more fully described in a Deed dated May 15, 2006, among the land records of the County and State set forth above, in Deed Volume 4989, Page 164.

TAX PARCEL #30-011-071.

PROPERTY ADDRESS: 4127 Durham Road, Ottsville, PA 18942-9671, Township of Nockamixon.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL R. WARNER**.

**JAIME R. ACKERMAN**, Esquire

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

DOCKET #2012-09650

PARCEL 1

ALL THAT CERTAIN message and tract of farm land, situate on the West side of the Revere – Erwinna Road, in the **TOWNSHIP OF NOCKAMIXON**, County of Bucks and State of Pennsylvania, bounded and described according to a recent survey and plan dated September 22, 1945, as prepared by Stanley F. Moyer, Registered Professional Engineer and Land Surveyor of Souderton, Pennsylvania, Bounded and Described as Parcel No. 30-11-168.

PROPERTY ADDRESS: 461 Beaver Run Road, Revere, Nockamixon Township, Bucks County, PA.

PARCEL 2

ALL THAT CERTAIN MESSAGE and tract of land together with the dwelling now thereon erected, situate in **RIEGELSVILLE BOROUGH**, Bucks County, Pennsylvania, bounded and described as Parcel No. 38-4-13.

PROPERTY ADDRESS: 1269 Easton Road, Riegelsville, Riegelsville Borough, Bucks County, PA.

PARCEL 3

ALL THAT CERTAIN tract of land, situate in **TINICUM TOWNSHIP**, Bucks County, Pennsylvania, designated as Lot No. 8 on a

Plan of Lots made for Arthur D. Fretz and J. Richard Fretz, on May 26, 1966 by Robert D. Cooper, Surveyor, bounded and described as Parcel No. 44-1-62.

PROPERTY ADDRESS: 34 Park Road, Ottsville, Tinicum Township, Bucks County, PA.

PARCEL 4

ALL THAT CERTAIN wood lot, situate in **TINICUM TOWNSHIP**, Bucks County, Pennsylvania, meted and bounded and described as Parcel No. 44-15-62.

PROPERTY ADDRESS: 294 Headquarters Road, Erwinna, Tinicum Township, Bucks County, PA.

PARCEL 5

ALL THAT CERTAIN tract or piece of land situate on the Northeasterly side of Pennsylvania Department of Highway Route #386 in the **TOWNSHIP OF SPRINGFIELD**, County of Bucks and State of Pennsylvania, being the southwesterly portion of a Plan of Lots of Edward Muth dated March 1, A.D. 1955, as prepared by Ralph L. Yanish, Registered Professional Engineer, bounded and described as Parcel No. 42-19-22.

PROPERTY ADDRESS: 3297 Route 212, Hellertown, Springfield Township, Bucks County, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL DWELLINGS.

SOLD AS THE PROPERTY OF: **DWAYNE E. GROSS**.

**BONNIE R. GOLUB**, Esquire

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

**NORTHAMPTON TOWNSHIP**

DOCKET #2008-11953-30-1

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2007-02, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-2 v. MICHAEL MACDONALD AND JOAN MACDONALD owner(s) of property situate in the **TOWNSHIP OF NORTHAMPTON**, Bucks County, Pennsylvania, being 112 West Lynford Road, Richboro, PA 18954-1380.

TAX PARCEL #31-040-077.

PROPERTY ADDRESS: 112 West Lynford Road, Richboro, PA 18954-1380.



JUDGMENT AMOUNT: \$ 487,773.17.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL  
MACDONALD AND JOAN  
MACDONALD.**

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

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DOCKET #2010-03072

ALL THAT CERTAIN lot or tract of ground, hereditaments and appurtenances, Situate in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania and described according to a certain plan thereof known as Final Plan of Spring Valley Farms West, made by Tri-State Engineers and Land Surveyors, Inc., dated July 5, 1977 revised October 14, 1977 and recorded November 17, 1977 in Plan Book 162, page 40, as follows to wit: BEGINNING at a point on the Westerly side of Carmelita Drive (50.00 feet wide) at a corner of Lot Number 59 as shown on the above mentioned Plan, thence extending from said point of beginning, along Lot Number 59, North 88 degrees, 41 minutes, 00 seconds West 179.81 feet to a point in line of Lot Number 46 thence extending along the same and also along Lot Number 47 the 2 following courses and distances (1) North 03 degrees, 25 minutes, 00 seconds East 82.82 feet to a point and (2) North 25 degrees, 19 degrees, 45 seconds West 32.15 feet to a point, a corner of Lot Number 57; thence extending along the same South 88 degrees, 41 minutes, 00 seconds East 191.20 feet to a point on the Westerly side of Carmelita Drive thence extending along the same South 01 degrees, 19 minutes, 00 seconds West 111.50 feet to the first mentioned point and place of beginning.  
BEING Lot No. 58 as shown on the above mentioned plan.

TAX PARCEL #31-017-127.

PROPERTY ADDRESS: 19 Carmelita Drive, Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **ELENA  
SKLYAR, ADMINISTRATRIX, C.T.A OF  
THE ESTATE OF KOSTYANTIN SKLYAR,  
DECEASED AND ELENA SKLYAR,  
INDIVIDUALLY.**

**DANA S. PLON**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2011-03178

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

TAX PARCEL #31-011-222.

PROPERTY ADDRESS: 512 Golden Gate Drive, Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NICHOLAS J. FEOLI AND TINA MARIE FEOLI.**

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

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DOCKET #2012-00957

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, Pa, bounded and described according to a Plan entitled Final Plan, Phase L, The Hills at Northampton, made by Pickering, Corts & Summerson, Inc., Drawing No. 7-456V, Sheet 9, dated 3/15/1988 and last revised 9/30/1993, recorded 5/12/1994 in Plan Book 274 page 82.

TAX PARCEL #31-038-173.

PROPERTY ADDRESS: 23 Cropwell Lane, Holland, PA 18966.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID LYNN AND NATALIA LYNN.**

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

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DOCKET #2012-04216

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

TAX PARCEL #31-057-242.

PROPERTY ADDRESS: 135 Gleniffer Hill Road, Richboro, PA 18954.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **TROY GARR. MICHAEL T. MCKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-07057

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, PA, being known as Lot No. 3 as shown on the Final Plan Noble Glen dated 9/19/1996 and prepared by Tristate Engineers and Land Surveyors, Inc., 801 W Street Road, Feasterville PA, bounded and described as follows, to wit.

BEING known and designated as parcel id 31-4-6-23 in the Deed Registry's Office of Bucks County.

Property Address: 1255 Grenoble Road, Northampton, Bucks County, PA 18974.

IMPROVEMENTS: TWO STORY DWELLING W/ APPROX. 7 BEDROOMS, 3.5 BATHS, BASEMENT, TENNIS COURT.  
SOLD AS THE PROPERTY OF: **ANDREW CAPPONI, JUDY CAPPONI AND ANTHONY E. CAPPONI.**

**KELLE A. KILGARRIFF**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

#### PENNDDEL BOROUGH

DOCKET #2012-02569

CITIMORTGAGE, INC. v. GARY D. HORDEMAN owner(s) of property situate in the **BOROUGH OF PENNDDEL**, Bucks County, Pennsylvania, being 526 Crescent Street, Langhorne, PA 19047-5106.

TAX PARCEL #32-003-113.

PROPERTY ADDRESS: 526 Crescent Street, Langhorne, PA 19047-5106.

JUDGMENT AMOUNT: \$ 234,248.54.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GARY D. HORDEMAN.**

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

#### PLUMSTEAD TOWNSHIP

DOCKET #2012-09104

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

TAX PARCEL #34-015-036-005.

PROPERTY ADDRESS: 5200 Moyer Rd., Plumstead, PA 18947.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **FRANCESCA SPATOLA-GAMBINO, IGNAZIO GAMBINO AND THE UNITED STATES OF AMERICA.**

**KEVIN P. DISKIN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

#### QUAKERTOWN BOROUGH

DOCKET #2011-07426

WELLS FARGO BANK, N.A. v. RONALD L. MORGAN, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF JANE EDGE owner(s) of property situate in the **BOROUGH OF QUAKERTOWN**, Bucks County, Pennsylvania, being 23 South 9th Street, Quakertown, PA 18951-1207.

TAX PARCEL #35-004-229.

PROPERTY ADDRESS: 23 South 9th Street, Quakertown, PA 18951-1207.

JUDGMENT AMOUNT: \$ 218,864.77.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RONALD L. MORGAN, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF JANE EDGE.**

**PHELAN HALLINAN & SCHMIEG**, Esquire

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

DOCKET #2012-04278

NATIONSTAR MORTGAGE, LLC v. DENISE M. STOUT A/K/A DENISE M. KLEINSCHMIDT owner(s) of property situate in the **THIRD WARD OF THE BOROUGH OF QUAKERTOWN**, Bucks County, Pennsylvania, being 23 Belmont Avenue, Quakertown, PA 18951-1346.

TAX PARCEL #35-008-441.  
 PROPERTY ADDRESS: 23 Belmont Avenue,  
 Quakertown, PA 18951-1346.  
 JUDGMENT AMOUNT: \$ 223,403.52.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

SOLD AS THE PROPERTY OF: **DENISE  
 M. STOUT A/K/A DENISE M.  
 KLEINSCHMIDT.**

**PHELAN HALLINAN & SCHMIEG,**  
 Esquire

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

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### RICHLAND TOWNSHIP

DOCKET #2012-04460

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

TAX PARCEL #36-025-036.  
 PROPERTY ADDRESS: 30 Mimososa Court,  
 Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL  
 DWELLING.

SOLD AS THE PROPERTY OF: **JOSE S.  
 ORELLANA.**

**TERRENCE J. MCCABE,** Esquire

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

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DOCKET #2012-06127

THE BANK OF NEW YORK MELLON FKA  
 THE BANK OF NEW YORK, AS TRUSTEE  
 FOR THE CERTIFICATEHOLDERS OF  
 CWALT, INC. ALTERNATIVE LOAN  
 TRUST 2006-12CB, MORTGAGE PASS  
 THRU-CERTIFICATES SERIES 2006-12CB  
 v. THOMAS TRUESDELL owner(s) of  
 property situate in **RICHLAND  
 TOWNSHIP,** Bucks County, Pennsylvania,  
 being 248 Violet Court, Quakertown, PA  
 18951-2738.

TAX PARCEL #36-025-290.  
 PROPERTY ADDRESS: 248 Violet Court,  
 Quakertown, PA 18951-2738.

JUDGMENT AMOUNT: \$ 137,584.74.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

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

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

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DOCKET #2012-08097

ALL THAT CERTAIN LOTS situated in the  
**TOWNSHIP OF RICHLAND,** County of  
 Bucks, Commonwealth of Pennsylvania.  
 HET a dwg k/a 304 Mansfield Circle,  
 Quakertown, PA 18951.

TAX PARCEL #36-27-68.

PROPERTY ADDRESS: 304 Mansfield  
 Circle, Quakertown, PA 18951.

IMPROVEMENTS: A DWELLING.

SOLD AS THE PROPERTY OF: **MICHELLE  
 J. VANDENBERG.**

**LOUIS P. VITTI,** Esquire

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

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### RIEGELSVILLE BOROUGH

DOCKET #2008-06108-31-1

U.S. BANK NATIONAL ASSOCIATION, AS  
 TRUSTEE FOR SG MORTGAGE  
 SECURITIES ASSET BACKED  
 CERTIFICATES, SERIES 2006-FRE2 v.  
 SCOTT TAYLOR AND JANE TAYLOR  
 owner(s) of property situate in  
**RIEGELSVILLE BOROUGH,** Bucks  
 County, Pennsylvania, being 926 Fairmont  
 Road a/k/a 926 Fairmount Road, Riegelsville,  
 PA 18077.

TAX PARCEL #38-006-233.

PROPERTY ADDRESS: 926 Fairmont Road  
 a/k/a 926 Fairmount Road, Riegelsville,  
 PA 18077.

JUDGMENT AMOUNT: \$ 316,812.09.

IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

SOLD AS THE PROPERTY OF: **SCOTT  
 TAYLOR AND JANE TAYLOR.**

**PHELAN HALLINAN & SCHIEG,**  
 Esquire

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

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DOCKET #2012-09650

[DESCRIPTION CAN BE FOUND  
 UNDER NOCKAMIXON TOWNSHIP.]

**SELLERSVILLE BOROUGH**

DOCKET #2011-07710

By virtue of a Writ of Execution No. 2011-07710

SUNTRUST MORTGAGE, INC. v. STEFANIE KINTZEL AND FELIX DAVID ANDINO, JR. owner(s) of property situate in the **BOROUGH OF SELLERSVILLE**, Bucks County, Pennsylvania, being 348 Washington Avenue, Sellersville, PA 18960-2316.

TAX PARCEL #39 003 093.

PROPERTY ADDRESS: 348 Washington Avenue, Sellersville, PA 18960-2316.

JUDGMENT AMOUNT: \$ 165,959.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEFANIE KINTZEL AND FELIX DAVID ANDINO, JR.****PHELAN HALLINAN & SCHMIEG**, EsquireEDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA**SILVERDALE BOROUGH**

DOCKET #2011-06933

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **SILVERDALE BOROUGH**, Bucks County, and State of Pennsylvania, known as 108 E. Main Street, Silverdale, bounded and described as follows, to wit.

TAX PARCEL #40-3-94.

PROPERTY ADDRESS: 108 E. Main Street, Silverdale Borough.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DENISE L. MAYHEW**.**JEFFREY G. TRAUGER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA**SOLEBURY TOWNSHIP**

DOCKET #2007-10736-29-1

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

TAX PARCEL #41.28.52 & 41-28-53-3.  
PROPERTY ADDRESS: 2729 River Road, New Hope, PA 18938.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD E. PATTON**.**MICHAEL MCKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA**SPRINGFIELD TOWNSHIP**

DOCKET #2010-03839

GMAC MORTGAGE, LLC v. KEVIN KOVACS A/K/A KEVIN C. KOVACS owner(s) of property situate in the **TOWNSHIP OF SPRINGFIELD**, Bucks County, Pennsylvania, being 1876 Highpoint Road, Coopersburg, PA 18036-9064.

TAX PARCEL #42-012-009.

PROPERTY ADDRESS: 1876 Highpoint Road, Coopersburg, PA 18036-9064.

JUDGMENT AMOUNT: \$ 421,322.08.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KEVIN KOVACS A/K/A KEVIN C. KOVACS**.**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2010-09433

ALL THAT CERTAIN tract, piece or parcel of land situate, lying and being South of Township Road #491, between the Passer Road and Township Road #487 in the **TOWNSHIP OF SPRINGFIELD**, County of Bucks, Commonwealth of Pennsylvania bounded and described according to a survey thereof made by Stanley F. Moyer, Reg. Professional Engineer and Land Surveyor as follows.

Title to said premises is vested in Michael G. Scully and Eileen F. Scully, by deed from Tina R.C. Olson, dated November 23, 2005 and recorded December 14, 2005 in Deed Book 4752, Page 2137, as Instrument No. 2005161957.

Premises Being Known as 1394 Highpoint Road, Coopersburg, PA 18036.

TAX I.D. #: 42-005-124 &amp; 42-006-014-003.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL G. SCULLY AND EILEEN F. SCULLY.**

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

DOCKET #2011-04992

SOVEREIGN BANK, N.A. FORMERLY KNOWN AS SOVEREIGN BANK v. ROBERT MORTON A/K/A ROBERT J. MORTON, III A/K/A ROBERT J. MORTON owner(s) of property situate in the **TOWNSHIP OF SPRINGFIELD**, Bucks County, Pennsylvania, being 1710 Maple Road, Riegelsville, PA 18077-9750.

TAX PARCEL #42-021-106-004.

PROPERTY ADDRESS: 1710 Maple Road, Riegelsville, PA 18077-9750.

JUDGMENT AMOUNT: \$ 274,895.72.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT MORTON A/K/A ROBERT J. MORTON, III A/K/A ROBERT J. MORTON.**

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

DOCKET #2012-02522

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

TAX PARCEL #42-4-194-1.

PROPERTY ADDRESS: 573 State Road, Coopersburg, PA 18036.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARCIE R. STOUT.**

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

DOCKET #2012-09650

[DESCRIPTION CAN BE FOUND UNDER **NOCKAMIXON TOWNSHIP.**]

## TELFORD BOROUGH

DOCKET #2012-06490

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

*Taxes are paid to school district & municipality in Montgomery County, only county property taxes are paid to Bucks County.*

TAX PARCEL #43-002-091-002.

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

JUDGMENT AMOUNT: \$ 216,101.33.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

## TINICUM TOWNSHIP

DOCKET #2012-02231

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS, CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-7 v. BETH HALL A/K/A BETH I. HALL AND EDWARD HALL A/K/A EDWARD P. HALL A/K/A EDWARD P. HALL, JR. owner(s) of property situate in the **TOWNSHIP OF TINICUM**, Bucks County, Pennsylvania, being 4 Deerwoods Lane a/k/a 4 Deer Woods Lane, Point Pleasant, PA 18950.

TAX PARCEL #44-032-003-003.

PROPERTY ADDRESS: 4 Deerwoods Lane a/k/a 4 Deer Woods Lane, Point Pleasant, PA 18950.

JUDGMENT AMOUNT: \$ 449,928.03.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **BETH HALL A/K/A BETH I. HALL AND EDWARD HALLA/K/A EDWARD P. HALL A/K/A EDWARD P. HALL, JR.**

**PHELAN HALLINAN & SCHMIEG,**  
Esquire

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

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DOCKET #2012-09650

[DESCRIPTION CAN BE FOUND  
UNDER **NOCKAMIXON TOWNSHIP.**]

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DOCKET #2012-09651

PARCEL A

Real Property at: Headquarters Road,  
Erwinna, PA Tax Parcel No. 44-15-61-2.

ALL THAT CERTAIN parcel of tract of  
land, situate in the **TOWNSHIP OF TINICUM**, County of Bucks and  
Commonwealth of Pennsylvania, as laid out  
on a certain plan entitled "Plan of Subdivision  
for Donald and Dorothy Johnstone," made  
by S. V. Borichevsky, Registered Professional  
Engineer, dated July 22, 1972, recorded in  
the Office for the Recording of Deeds, in  
and for the County of Bucks at Doylestown,  
Pennsylvania, in Plan Book 99, Page 14,  
and as described as parcel No. 44-15-61-2.

PARCEL B

Real Property at: 7658 Easton Road,  
Ottsville, PA, Tax Parcel No. 44-36-17.

ALL THAT CERTAIN lot of land, situated  
in the **TOWNSHIP OF TINICUM**, County  
of Bucks and Commonwealth of  
Pennsylvania, bounded and described  
according to the Final Plan of Osborne Acres,  
dated November 13, 1964, made by Robert  
D. Cooper, Registered Surveyor of Ottsville,  
Pennsylvania, and recorded in Bucks County  
in Plan Book 30 Page 19, bounded and  
described as Parcel No. 44-36-17.

IMPROVEMENTS: PARCEL A – VACANT  
RESIDENTIAL LOT. PARCEL B -- 5-10  
UNIT BUILDING, 3 STORIES OR LESS.

SOLD AS THE PROPERTY OF: **LAKE WARREN PARTNERSHIP, LP.**

**BONNIE R. GOLUB**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**TRUMBAUERSVILLE BOROUGH**

DOCKET #2010-05035

ALL THAT CERTAIN lot, parcel, piece of  
ground with the improvements thereon  
erected, situate in **TRUMBAUERSVILLE BOROUGH**, Bucks County, Pennsylvania,  
described according to a Plan of Subdivision  
prepared for Lillian Law, made by Urwiler  
and Walter, Inc., dated April 13, 1978, last  
revised June 24, 1986 and recorded in Plan  
Book 234 page 24, as follows, to wit.

TAX PARCEL #45-004-020.

PROPERTY ADDRESS: 1740 Pine Creek  
Drive, Quakertown, PA 18951.

IMPROVEMENTS: A RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **STANLEY T. PHILLIPS AND CHRISTINE L. PHILLIPS.**

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

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**TULLYTOWN BOROUGH**

DOCKET #2010-08487

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

TAX PARCEL #46-004-137.

PROPERTY ADDRESS: 268 Lakeside Drive  
E, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **STEVEN S. RYMOND AND DAMARYS LOPEZ.**

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

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DOCKET #2012-04027

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

BEING more fully described in a Deed dated  
September 25, 2009, among the land records  
of the County and State set forth above, in  
Deed Volume 6250, Page 1071.

TAX PARCEL #46-003-193.  
PROPERTY ADDRESS: 243 Kenwood Drive  
South, Levittown, PA 19055-2430, Borough  
of Tullytown.

IMPROVEMENTS: SINGLE FAMILY  
DWELLING.

SOLD AS THE PROPERTY OF: **RYAN P.  
GAFFNEY AND SHAINA M. GAFFNEY  
AKA SHAINA M. MACMATH.  
SCOTT A. DIETTERICK**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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#### WARMINSTER TOWNSHIP

DOCKET #2011-07788

SOVEREIGN BANK, N.A. FORMERLY  
KNOWN AS SOVEREIGN BANK v. BRIAN  
REILLY AND BRIDGET REILLY owner(s)  
of property situate in the **TOWNSHIP OF  
WARMINSTER**, Bucks County,  
Pennsylvania, being 685 Sheldon Drive,  
Warminster, PA 18974-2952.

TAX PARCEL #49-034-011-011.

PROPERTY ADDRESS: 685 Sheldon Drive,  
Warminster, PA 18974-2952.

JUDGMENT AMOUNT: \$ 255,336.98.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **BRIAN  
REILLY AND BRIDGET REILLY.**

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

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DOCKET #2012-00955

US BANK NATIONAL ASSOCIATION, AS  
TRUSTEE OF THE BANK OF AMERICA  
FUNDING CORPORATION (BAFC) 2007-  
3 TRUST v. GARY J. HORTER AND  
PATRICIA A. HORTER owner(s) of property  
situate in the **TOWNSHIP OF  
WARMINSTER**, Bucks County,  
Pennsylvania, being 1240 Manor Drive,  
Warminster, PA 18974-2103.

TAX PARCEL #49-023-081.

PROPERTY ADDRESS: 1240 Manor Drive,  
Warminster, PA 18974-2103.

JUDGMENT AMOUNT: \$ 256,334.85.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **GARY J.  
HORTER AND PATRICIA A. HORTER.**

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

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DOCKET #2012-08455

ALL THAT CERTAIN lot or piece of  
ground, with the buildings and improvements  
thereon erected, situate in the **TOWNSHIP  
OF WARMINSTER**, County of Bucks and  
Commonwealth of Pennsylvania, bounded  
and described according to a "Plan of  
Hartsville Park West," made by Harris, Henry  
& Potter, Consulting Engineers of  
Buckingham, Pa., dated April 5, 1965 and  
last revised October 20, 1965 said plan being  
recorded in the Office for the Recording of  
Deeds of Bucks County at Doylestown, Pa.,  
in Plan Book #32 Page 27 as follows, to wit.  
TAX PARCEL #49-047-075.

PROPERTY ADDRESS: 1587 Windmill  
Road, Warminster, PA 18974.

IMPROVEMENTS: A RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **ALFRED  
J. STABILITO AND HEATHER C.  
STABILITO.**

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

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#### WARRINGTON TOWNSHIP

DOCKET #2012-01842

ALL THAT CERTAIN property located in  
the **TOWNSHIP OF WARRINGTON**,  
County of Bucks and Commonwealth of  
Pennsylvania.

TAX PARCEL #50-1-4.

PROPERTY ADDRESS: 441 Upper State  
Road, Chalfont, PA 18914.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN T.  
MULRONEY, JR.**

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

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#### WARWICK TOWNSHIP

DOCKET #2010-06687

U.S. BANK, NATIONAL ASSOCIATION, AS  
SUCCESSOR TRUSTEE TO BANK OF

AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF2 v. CYNTHIA A. CARRILLO A/K/A CYNTHIA ANN CARRILLO AND JAIME CARRILLO owner(s) of property situate in the **TOWNSHIP OF WARWICK**, Bucks County, Pennsylvania, being 1370 Eddowes Road, Warminster, PA 18974-1029.  
 TAX PARCEL #51-003-107-001.  
 PROPERTY ADDRESS: 1370 Eddowes Road, Warminster, PA 18974-1029.  
 JUDGMENT AMOUNT: \$ 327,744.35.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CYNTHIA A. CARRILLO A/K/A CYNTHIA ANN CARRILLO AND JAIME CARRILLO. PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2010-06768

RBS CITIZENS NA, SUCCESSOR IN INTEREST TO CCO MORTGAGE CORPORATION v. ERNESTINE BELLER owner(s) of property situate in **WARWICK TOWNSHIP**, Bucks County, Pennsylvania, being 1013 Princeton Place, Warminster, PA 18974-3805.  
 TAX PARCEL #51-014-530.  
 PROPERTY ADDRESS: 1013 Princeton Place, Warminster, PA 18974-3805.  
 JUDGMENT AMOUNT: \$ 214,670.68.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ERNESTINE BELLER. PHELAN HALLINAN & SCHMIEG**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2010-09112

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF WARWICK**, County of Bucks and Commonwealth of PA, bounded and described according to a Final Plan of "Saddle Ridge,

Phase II," made by Landmark Engineering, dated June 25, 1990, last revised February 14, 1992, and recorded in the Office of the Recorder of Deeds in Doylestown, PA, in Plan Book 268 page 34.  
 TAX PARCEL #51-024-127.  
 PROPERTY ADDRESS: 1506 Long Pond Drive, Warrington, PA 18976.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **OBASI A. CHUKWUNENYE AND IJEOMA CHUKWUNENYE, H/W. WILLIAM J. LEVANT**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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**YARDLEY BOROUGH**

DOCKET #2012-01724

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. MARCOS GUZMAN AND ADRIANA BALDERAS owner(s) of property situate in the **BOROUGH OF YARDLEY**, Bucks County, Pennsylvania, being 44 East College Avenue, Yardley, PA 19067-1532.  
 TAX PARCEL #54-005-100.  
 PROPERTY ADDRESS: 44 East College Avenue, Yardley, PA 19067-1532.  
 JUDGMENT AMOUNT: \$ 359,420.76.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **MARCOS GUZMAN AND ADRIANA BALDERAS. PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of distribution will be filed by the Sheriff within 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. 2012-08441-00

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 **ALAN  
CONNER ALY** to **ALAN CONNER  
SULLIVAN**.

The Court has fixed the 5<sup>th</sup> day of March,  
2013 at 9:30 a.m. in Courtroom No. 5, 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. 2012-10141

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 **CHARLENE  
OUTLAW** a/k/a **CHARLENE  
GOLDSMITH** to **CHARLENE  
GOLDSMITH OUTLAW**.

The Court has fixed the 5<sup>th</sup> day of March,  
2013 at 9:30 a.m. in Courtroom No. 5, 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.

**Stephen L. Needles**, Attorney for  
Petitioner  
80 North Second Street Pike  
Churchville, PA 18966

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2013-00179

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 **SARAH  
NADINE TOCZYSKI** to **SARAH  
ELIZABETH NIELSEN**.

The Court has fixed the 5<sup>th</sup> day of March,  
2013 at 9:30 a.m. in Courtroom No. 5, 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.

**Dillon L. Ross, IV**, Attorney for Petitioner  
920 Lenmar Drive  
Blue Bell, PA 19422

*Second and Final Publication*

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2012-10439-36

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 **ANDREW  
FRANKLIN HOPPER** to **ANDREW  
FRANKLIN YEARSLEY**.

The Court has fixed the 5<sup>th</sup> day of March,  
2013 at 9:30 a.m. in Courtroom No. 5, 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.

**Elissa C. Goldberg**, Attorney for Petitioner  
107 North Broad Street  
Suite 211  
Doylestown, PA 18901

*Second and Final Publication*

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2012-10441-36

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 **JEANNE M.  
HOPPER** to **JEANNE M. YEARSLEY**.

The Court has fixed the 5<sup>th</sup> day of March, 2013 at 9:30 a.m. in Courtroom No. 5, 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.

**Elissa C. Goldberg**, Attorney for Petitioner  
107 North Broad Street  
Suite 211  
Doylestown, PA 18901

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### 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.

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

Articles of Incorporation were filed with and approved by the Secretary of the Commonwealth of Pennsylvania on January 29, 2013.

**Scott A. Petri**, Solicitor  
Begley, Carlin & Mandio, L.P.  
680 Middletown Boulevard  
Langhorne, PA 19047

**THE SUMMITT TEAM INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Francis J. Sullivan**, Solicitor  
Hill Wallack LLP  
777 Township Line Road, Suite 250  
Yardley, PA 19067

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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.

**BODIES IN MOTION PILATES LLC** has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

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### Charter Application Nonprofit

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

The name of the corporation is: **a Love for Life, Inc.**

Articles of Incorporation were filed on December 3, 2012.

The purpose of a Love for Life, Inc. is to raise funds for research and educational purposes relating to the treatment or cure of pancreatic cancer and any other purposes within the meaning of Section 501(c)(3) (or the corresponding Section of any future Federal Tax Code) of the Internal Revenue of 1986, as amended, or any successor law, and rules and regulations promulgated pursuant to the Internal Revenue Code or any successor law.

**Curtin & Heefner LLP**, Solicitors  
250 North Pennsylvania Avenue  
Morrisville, PA 19067

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## Confirmation of Account

### *First Publication*

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

HEREBY GIVES NOTICE PURSUANT TO  
Section 745 of the Probate, Estates and  
Fiduciaries Code that the following  
Fiduciaries will present their accounts,  
heretofore filed with the Clerk, to the  
Orphans' Court Division for Audit and  
confirmation pursuant to Sections 3511,  
5163, 5533 and 7183 of said Code, at 10:00  
A.M. on **MARCH 4, 2013**, in Courtroom  
#7 on the fifth floor of the BUCKS COUNTY  
COURTHOUSE, DOYLESTOWN, PA.

ANY PERSON who fails to present his/her  
claim or make objection in person or by  
attorney at the audit or confirmation of the  
account will be barred forever from so doing.  
**MARGARETE E. ARNOLD** – Cindy  
Frausen, Co-Executrix

**FRANK CHESNA** – Barbara Cuneo, Plenary  
Guardian

**LESLIE J. EVELAND** – April D. Kier,  
Executrix

**JEAN PATERSON FISHER** – Jean Forsberg,  
Executrix

**CLARA GUIDOTTI** – Albert J. Guidotti,  
Executor

**RUNHILD KOESTEL** – Univest Bank and  
Trust Co., Executor

**JEAN J. LITOSTANSKY** – Joseph  
Litostansky, Executor

**MARIAN R. WILBERT** – Jeani Grady,  
Executrix

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

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## 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*

**ALBRIGHT, ROBERT G.** a/k/a **ROBERT  
G. ALBRIGHT, SR.**, dec'd.

Late of Bristol Township.

Executors: **ROBERT G. ALBRIGHT,  
JR.**, 3131 Knights Road, Apt. 5-45,  
Bensalem, PA 19020 and **DONNA SUE  
HOLBROOK**, 16 Inlet Road,  
Levittown, PA 19057.

Attorney: **MICHAEL P. KELLY**, 402  
Middletown Boulevard, Suite 202,  
Langhorne, PA 19047.

**BIALOBRZESKI, HELEN**, dec'd.

Late of Bedminster Township.

Executrix: **JULIA C. BUCKMAN**, c/o  
Ronald R. Bolig, Esquire, 5 Temple  
Avenue, Sellersville, PA 18960.

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

**BONYNGE, ALBERT W.**, dec'd.

Late of Doylestown Borough.

Executor: **THOMAS BONYNGE**, 19  
Hickory Dr., Doylestown, PA 18901.

**BRASKO, ALEXANDER W.** a/k/a  
**ALEXANDER BRASKO**, dec'd.

Late of Warwick Township.

Executrix: **MARYA B. HALDERMAN**,  
c/o D. Rodman Eastburn, Esquire, 60 E.  
Court Street, Doylestown, PA 18901-  
0137.

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

**BROMLEY, PAUL J.**, dec'd.

Late of Langhorne, Bucks County, PA.

Executrix: **VIOLET M. BROMLEY**, 638  
Pheasant Drive, Langhorne, PA 19047.

**ERCEG, ROBERT J.**, dec'd.

Late of Springfield Township.

Executors: **JOSEPH M. ERCEG** and  
**MARY L.A. ERCEG**, c/o Bradford D.  
Wagner, Esquire, 662 Main Street,  
Hellertown, PA 18055-1726.

Attorney: **BRADFORD D. WAGNER**,  
662 Main Street, Hellertown, PA 18055-  
1726.

**FERGUSON, WARREN K.**, dec'd.

Late of Lower Makefield Township.

Executrix: **ANNE P. FERGUSON**,  
5 Noreen Drive, Yardley, PA 19067.

**GIRMAN, MARGARET I.**, dec'd.

Late of Levittown, Falls Township.

Executor: **MICHAEL A. GIRMAN**, 114  
Thornhill Rd., Cherry Hill, NJ 08003.

**HAMSHER, MILDRED B.**, dec'd.

Late of Telford Borough.

Executor: **H. RUSSELL GRANDER**,  
c/o Maza & David, P. O. Box 369, 507  
Salfordville Road, Lederach, PA 19450-  
0369.

Attorney: **PATRICIA M. DAVID**, Maza  
& David, P. O. Box 369, 507 Salfordville  
Road, Lederach, PA 19450-0369.

**JOHNSON, ALICE**, dec'd.

Late of Newtown, Bucks County, PA.

Administratrix: **MICHELE JOHNSON**,  
c/o Vincent Carosella, Jr., Esquire,  
Carosella & Associates, P.C., 882 South  
Matlack Street, Suite 101, West Chester,  
PA 19382.

Attorney: **VINCENT CAROSELLA**,  
**JR.**, Carosella & Associates, P.C., 882  
South Matlack Street, Suite 101, West  
Chester, PA 19382.

**KALPOKAS, BERNARD**, dec'd.

Late of Doylestown Borough.

Administrator: **JOSEPH P.**  
**KALPOKAS**, c/o Melissa V. Bond,  
Esquire, 16 N. Franklin Street, Suite  
300A, Doylestown, PA 18901.

Attorney: **MELISSA V. BOND**, Bond  
& McCullough, 16 N. Franklin Street,  
Suite 300A, P. O. Box 853, Doylestown,  
PA 18901.

**LEEPER, SAMUEL JARNIGAN**, a/k/a  
**SAMUEL J. LEEPER, SR.**, dec'd.

Late of Langhorne Borough.

Executrix: **GAIL L. TAYLOR**, 8702 Grey  
Fox Ln., Berlin, MD 21811.

**LUDWIG, SR., ALBERT P.**, dec'd.

Late of Sellersville, Bucks County, PA.

Executrix: **LORILYN LUDWIG f/k/a**  
**LORILYN PATANE**, c/o Williams and  
Schildt, 1007 W. Broad Street,  
Quakertown, PA 18951.

Attorney: **JAMES M. SCHILDT**,  
Williams and Schildt, 1007 W. Broad  
Street, Quakertown, PA 18951.

**MELLON, JR., THOMAS E.**, dec'd.

Late of Doylestown Borough.

Executors: **SARA WEBSTER, EDWARD**  
**H. RUBENSTONE** and **BRIAN R.**  
**PRICE**, c/o Brian R. Price & Associates,  
140 East Butler Avenue, Chalfont, PA  
18914.

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

**MEYERS, ELVA E.**, dec'd.

Late of Langhorne Borough.

Executor: **WILLIAM F. MAQUIRE**, 647  
Linton Hill Road, Newtown, PA 18940.  
Attorney: **GERALD E. BLOOM**,  
312 Oxford Valley Rd., Fairless Hills,  
PA 19030.

**MORANTZ, STANLEY**, dec'd.

Late of Warrington Township.

Executrix: **MARILYN MORANTZ**, c/o  
Jonathan H. Ellis, Esquire, 261 Old  
York Road, Suite 200, Jenkintown,  
PA 19046.

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

**MREESE, SR., EDWARD R.**, dec'd.

Late of Northampton Township.

Executors: **EDWARD R. MREESE, JR.** and **ROBERT F. MREESE**, 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.

**MYERS, ETHEL K.**, dec'd.

Late of Perkasio Borough.

Executor: **WAYNE E. MYERS**, 910 Blooming Glen Rd., Perkasio, PA 18944.

**RYNIKER, RICHARD C.**, dec'd.

Late of Newtown, Bucks County, PA.

Executor: **BOYD A. ENGLAND**, England & Young, P.C., 70 W. Oakland Avenue, Suite 306, Doylestown, PA 18901.

Attorney: **BOYD A. ENGLAND**, England & Young, P.C., 70 W. Oakland Avenue, Suite 306, Doylestown, PA 18901.

**WHITE, THOMAS G.**, dec'd.

Late of Upper Makefield Township.

Executrix: **ANNE E. WHITE**, c/o Norris McLaughlin & Marcus, P.A., The Paragon Centre, 1611 Pond Road, Suite 300, Allentown, PA 18104-2258.

Attorney: **JUDITH A. HARRIS**, Norris McLaughlin & Marcus, P.A., The Paragon Centre, 1611 Pond Road, Suite 300, Allentown, PA 18104-2258.

**WILLIAMS, ANGELINA J.**, dec'd.

Late of Bristol Borough.

Executrix: **DIANA M. MURO**, 13 N. Water St., Selinsgrove, PA 17870 and **ANGELA N. SOMOGYI**, 25 Bentwood Ln., Levittown, PA 19057.

**YATES, THOMAS ALLEN**, dec'd.

Late of Bucks County, PA.

Executor: **DAVID S. YATES**, c/o Walton B. Yoder, Jr., Esquire, 102 E. Broad Street, P. O. Box 64132, Souderton, PA 18964.

**YOUELLS, FREDERICK C.** a/k/a **FRED C. YOUELLS**, dec'd.  
Late of West Rockhill Township.  
Executrix: **DEBRA L. WALL BLYSTONE**, c/o 301 N. Main Street, Telford, PA 18969.  
Attorney: **RONALD R. BOLIG**, 301 North Main Street, Telford, PA 18969.

*Second Publication*

**BEALER, ROBERT H.**, dec'd.  
Late of Quakertown Borough.  
Executrix: **BONNIE FACHET**, c/o Henry & Henry, LLP, P. O. Box 499, Quakertown, PA 18951-0499.  
Attorney: **RODNEY D. HENRY**, P. O. Box 499, Quakertown, PA 18951-0499.

**BRECHTER, MARGARET** a/k/a **MARGARET BRECHTER-VEREB** and **MARGARET R. BRECHTER**, dec'd.  
Late of Warminster Township.  
Executrix: **MARLENE BRIA**, c/o Robert B. Shoemaker, Jr., Esquire, 1800 East Lancaster Avenue, Paoli, PA 19301.  
Attorney: **ROBERT B. SHOEMAKER, JR.**, 1800 East Lancaster Avenue, Paoli, PA 19301.

**BUXTON, IRVING W.**, dec'd.  
Late of Holland, Bucks County, PA.  
Executrix: **TRUDY JACOBY**, 43 Brook Drive East, Princeton, NJ 08540.

**CALABRO, SABELLA M.** a/k/a **ISABELLE CALABRO**, dec'd.  
Late of Morrisville Borough.  
Executor: **ANTHONY D. CALABRO**, 187 Adeline Place, Langhorne, PA 19047.  
Attorney: **HENRY A. CARPENTER II**, 301 Oxford Valley Road, Suite 101B, Yardley, PA 19067.

**CHARLOCK, CHARLES**, dec'd.  
Late of Warminster, Bucks County, PA.  
Executrices: **DOLORES F. CHARLOCK**, 1315 Foulkrod Street, Philadelphia, PA 19124 and **RITA M. LOUDEN**, 18 Juniper Drive, Mt. Laurel, NJ 08054.

**CHRISTIAN, IDA R.**, dec'd.  
Late of Bensalem, Bucks County, PA.  
Executrices: **LINDA BARELLA**, P. O. Box 206, Wycombe, PA 18980 and

**DONNA M. JEFFERY**, 346 N. 7<sup>th</sup> St., Coopersburg, PA 18036.

**CLARK, MARGARET B.**, dec'd.  
Late of Langhorne Borough.  
Executor: **GERALD E. BLOOM**, Esquire, 312 Oxford Valley Rd., Fairless Hills, PA 19030.  
Attorney: **GERALD E. BLOOM**, 312 Oxford Valley Rd., Fairless Hills, PA 19030.

**CONKLIN, CATHERINE** a/k/a **CATHERINE A. CONKLIN**, dec'd.  
Late of Falls Township.  
Executor: **KERRY CONKLIN**, 356 Doone Road, Fairless Hills, PA 19030.  
Attorney: **ROSEMARY A. SULLIVAN**, Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

**COSTELLO, JUNE A.**, dec'd.  
Late of Warminster, Bucks County, PA.  
Executrix: **MARY KAY COSTELLO**, 1974 Moreland Road, Abington, PA 19001.  
Attorney: **ROBERT C. GERHARD, III**, Gerhard & Gerhard, 222 South Easton Road, Suite 104, Glenside, PA 19038.

**DITOMMASO, CLARE L.**, dec'd.  
Late of Middletown Township.  
Executors: **MONICA DITOMMASO** and **MARTIN DITOMMASO**, 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.

**GAREY, JR., LOUIS J.** a/k/a **LOUIS JOHN GAREY, JR.** and **J. LOUIS GAREY, JR.**, dec'd.  
Late of Springfield Township.  
Executors: **THOMAS L. GAREY**, 1445 Woodcock Lane, Kintnersville, PA 18930 and **JOANNE D. SNYDER**, P. O. Box 627, Quakertown, PA 18951.  
Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 South Sixth Street, P. O. Box 215, Perkasio, PA 18944.

**HOODA, ROHINISH**, dec'd.  
Late of Lower Makefield Township.  
Administratrix: **ANUPAMA R. HOODA**, c/o Paul Baker Bartle, Esquire, 794 Penllyn Pike, Blue Bell, PA 19422.

Attorney: **PAUL BAKER BARTLE**,  
Flamm Walton PC, 794 Penllyn Pike,  
Blue Bell, PA 19422.

**JEFFERSON, DENNIS C.**, dec'd.

Late of Newtown Township.

Executrix: **MILLIE JEFFERSON**, 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.

**LOHOEFER, ANNA J.**, dec'd.

Late of Warminster Township.

Executor: **NEIL E. LOHOEFER**, 1185  
Emma Lane, Warminster, PA 18974.

**MASON, (DR.), BARBARA T.**, dec'd.

Late of Newtown, Bucks County, PA.

Executor: **STANLEY E. WHITE**, 439  
Orange Rd., Montclair, NJ 07042.

**McLAUGHLIN, ELEANOR** a/k/a  
**ELENAOR R. McLAUGHLIN**, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **KATHLEEN McLAUGHLIN  
BRODERICK**, 17 Charlotte Dr.,  
Churchville, PA 18966.

**McTAMNEY, TERESA K.** a/k/a **TERESA  
KATHLEEN McTAMNEY**, dec'd.

Late of Fairless Hills/Bristol Township.

Executrix: **MARIE McTAMNEY**, 7  
Perennial Dr., Fairless Hills, PA 19030.

**MIRKIN, ROBERT**, dec'd.

Late of Falls Township.

Executor: **MARK BUZBY**, 2045  
Farmview Dr., Newtown, PA 18940.

**MORRISON, RITA G.**, dec'd.

Late of Northampton Township.

Executors: **PATRICK McGINLEY, SR.**,  
10 Chelsea Circle, Richboro, PA 18954  
and **VINCENT MORRISON**, 5009  
Landis Avenue, Sea Isle, NJ 08243.

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

**NOCLETTI, CORNELIA A.**, dec'd.

Late of Lower Southampton Township.  
Executrix: **JEANNINE DONAHUE**, c/o  
William J. Benz, Esquire, 307 Lakeside  
Drive, Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ**,  
307 Lakeside Drive, Southampton,  
PA 18966.

**ORAZI, ANNE L.**, dec'd.

Late of Morrisville, Bucks County, PA.  
Executrix: **NATALIE GUARDIANI**, 45  
Kimberwick Cir., Glenmoore, PA 19343.  
Attorney: **CHARLES J. CONTURSO**,  
63 West Trenton Avenue, Morrisville,  
PA 19067.

**PATEL, NALIN**, dec'd.

Late of Lower Makefield Township.  
Executrix: **KALPANA NALIN PATEL**  
a/k/a **KALPANA PATEL**, c/o Dahesh D.  
Patel, Esq., Princeton Forrestal Village,  
136 Main Street, Ste. 250, Princeton,  
NJ 08540.

Attorney: **DAHESH D. PATEL**, Reed  
Smith LLP, Princeton Forrestal Village,  
136 Main Street, Ste. 250, Princeton,  
NJ 08540.

**QUINN, MARY R.**, dec'd.

Late of Upper Southampton Township.  
Executor: **HUGH QUINN**, c/o William  
J. Benz, Esquire, 307 Lakeside Drive,  
Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ**, 307  
Lakeside Drive, Southampton, PA 18966.

**ROTH, DARLENE F.** a/k/a **DARLENE S.  
ROTH** and **DARLENE ROTH**, dec'd.

Late of Quakertown, Bucks County, PA.

Executors: **CLAIRE L. QUIRE** and **ERIC A. ROTH**, c/o Samuel R. Kasick, Esquire, 523 W. Linden St., Allentown, PA 18101-1415.

Attorney: **SAMUEL R. KASICK**, 523 W. Linden St., Allentown, PA 18101-1415.

**RUGGLES, ELIZABETH HUNTER**, dec'd.  
Late of Middletown Township.

Executor: **JOHN B. VANELLIS**, 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.

**SIMPSON, KATHLEEN G.**, dec'd.

Late of Bristol Township.

Executrix: **HELEN F. GRASER**, 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.

**SMITH, MICHAEL PATRICK** a/k/a **MICHAEL P. SMITH**, **MICHAEL SMITH**, **MIKE P. SMITH** and **MIKE SMITH**, dec'd.

Late of Bensalem, Bucks County, PA.

Administrator: **KEVIN SMITH**, 384 Dawson Street, Philadelphia, PA 19128.

Attorney: **ELLEN S. FISCHER**, 907 Easton Rd., Ste. 1B, Willow Grove, PA 19090-2051.

**SOKOL, EDWARD**, dec'd.

Late of West Rockhill Township.

Executor: **EDWARD SOKOL, JR.**, c/o Ronald R. Bolig, Esquire, 5 Temple Avenue, Sellersville, PA 18960.

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

**WAGNER, GLADYS DAVIS** a/k/a **GLADYS WAGNER**, dec'd.

Late of West Rockhill Township/Lower Gwynedd Township.

Executrix: **SALLY WAGNER**, 130 Macklenburg Drive, Penllyn, PA 19422.

**WALLACE, JR., FRANK K.**, dec'd.

Late of Langhorne Borough.

Executor: **GARY WALLACE**, 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

*Third and Final Publication*

**ASHMANN, RUTH ANN** a/k/a **RUTH ASHMANN**, dec'd.

Late of Buckingham, Bucks County, PA.  
Executrix: **KATHY A. LAFFERTY**, 556 Old Mill Drive, Langhorne, PA 19047.

**BIEDRZYCKI, CHARLES E.** a/k/a **CHARLES BIEDRZYCKI**, dec'd.

Late of Bensalem Township.

Executrix: **JACQUELINE BIEDRZYCKI**, 4439 Remo Crescent Road, Bensalem, PA 19020.

**BLANCHE, THELMA J.**, dec'd.

Late of Bristol Township.

Executrices: **MARY E. BLEY** and **KAREN F. LAMB**, c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**BRIGGS, GRACE E.**, dec'd.

Late of Newtown Township.

Executor: **CURTIS M. BRIGGS, JR.**, 435 Linton Hill Rd., Newtown, PA 18940.

**BROOKS, CAROL R.**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **HOWARD J. BROOKS**, 6349 Musket Court, Bensalem, PA 19020.

**CLEARFIELD, MAURICE**, dec'd.

Late of Upper Southampton Township.

Executor: **DANIEL CLEARFIELD**, 1412 Smokehouse Ln., Harrisburg, PA 17110.

**CONNOLLY, THOMAS J.**, dec'd.

Late of Morrisville, Falls Township.

Executrix: **PATRICIA E. LINDEMUTH**, 120 W. Trenton Ave., Morrisville, PA 19067.



**CONSTANTINE, EUGENE J.**, dec'd.

Late of New Britain Borough.

Executrix: **MARGARET G. CONSTANTINE**, 81 Evergreen Drive, New Britain, PA 18901.

**DAVIS, GLADYS E.** a/k/a **GLADYS DAVIS**, dec'd.

Late of Buckingham Township.

Executors: **SCOTT DAVIS**, 2074 Huber Dr., Quakertown, PA 18951 and **RICHARD E. DAVIS, JR.**, 2 Bush Rd., Flemington, NJ 08822.

**DAVIS, RICHARD E.** a/k/a **RICHARD E. DAVIS, SR.**, dec'd.

Late of Buckingham Township.

Executors: **SCOTT DAVIS**, 2074 Huber Dr., Quakertown, PA 18951 and **RICHARD E. DAVIS, JR.**, 2 Bush Rd., Flemington, NJ 08822.

**DeCRESCENTE, CARMINE A.** a/k/a **CARMINE DeCRESCENTE**, dec'd.

Late of Warrington Township.

Executors: **JAMES M. DeCRESCENTE** and **CATHERINE ANN FINEGAN**, c/o Patrick G. Murphy, Esquire, 350 Sentry Parkway, Suite 100, Building 640, Blue Bell, PA 19422.

Attorney: **PATRICK G. MURPHY**, 350 Sentry Parkway, Suite 100, Building 640, Blue Bell, PA 19422.

**DeLORENZO, JOSEPHINE R.**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrices: **CHRISTINE DeLORENZO**, 6178 Edge Ave., Bensalem, PA 19020 and **MARIANNE E. BALL**, 4571 Garland Ave., Bensalem, PA 19020.

**EDWARDS, JR., ROBERT CHARLES**, dec'd.

Late of Richland Township.

Administratrix: **RACHEL E. LANG**, c/o Gary B. Freedman, Esquire, 7909 Bustleton Avenue, Philadelphia, PA 19152.

Attorney: **GARY B. FREEDMAN**, Freedman & Grinshpun, PC, 7909 Bustleton Avenue, Philadelphia, PA 19152.

**GOTTSCHALL, JOHN MATTHEWS**, dec'd.

Late of Levittown, Middletown Township.

Executrix: **JUDY A. SCHNEIDER**, 40 Copperfield Dr., Hamilton, NJ 08610.

**GREEN, JEAN M.**, dec'd.

Late of Langhorne Borough.

Executrix: **LISA BELLET COLLINS**, c/o Snipes & Collins, P. O. Box 354, Yardley, PA 19067.

Attorney: **LISA BELLET COLLINS**, Snipes & Collins, 301 Oxford Valley Rd., Suite 102A, P. O. Box 354, Yardley, PA 19067.

**HENRY, MARY T.** a/k/a **MARY HENRY**, dec'd.

Late of Quakertown Borough.

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

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

**HOPE, MARJORIE S.**, dec'd.

Late of Dublin, Bucks County, PA.

Executors: **MICHAEL L. HOPE** and **EDWARD S. HOPE**, c/o Steven A. Cotlar, Esquire, 23 W. Court Street, Doylestown, PA 18901.

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

**JENKINS, WILLIAM W.**, dec'd.

Late of Quakertown Borough.

Executrix: **SUSAN JENKINS  
D'ANGELIS**, 2505 Mill Road,  
Quakertown, PA 18951.

Attorney: **JAMIE V. OTTAVIANO**,  
O'Donnell, Weiss & Mattei, P.C., 41 East  
High Street, Pottstown, PA 19464-5426.

**JONES, GREGORY NELSON** a/k/a  
**GREGORY N. JONES**, dec'd.

Late of Bristol Township.

Executrix: **HELEN J. CLENDENING**,  
c/o Paul W. Rauer, Esquire, 12 Terry  
Drive, Suite 105, Newtown, PA 18940.  
Attorney: **PAUL W. RAUER**, 12 Terry  
Drive, Suite 105, Newtown, PA 18940.

**KEESEY, JEAN E.**, dec'd.

Late of Warminster Township.

Executors: **DONALD R. KEESEY** and  
**WAYNE T. KEESEY**, c/o Jeffrey A.  
Drake, Esq., Drake, Hileman & Davis,  
Bailiwick Office Campus, Suite 15,  
P. O. Box 1306, Doylestown,  
PA 18901.

Attorney: **JEFFREY A. DRAKE**, Drake,  
Hileman & Davis, Bailiwick Office  
Campus, Suite 15, P. O. Box 1306,  
Doylestown, PA 18901.

**KENDIG, WILDA M.**, dec'd.

Late of Quakertown Borough.

Executors: **JOHN R. KENDIG, III**, 1062  
Williamsburg Road, Lancaster, PA  
17603-7103; **MARY LYNN SHAY**,  
5109 Homestead Drive, Coopersburg, PA  
18036-2401 and **PATRICIA M.  
KENDIG** n/b/m **PATRICIA M.  
SHAFFMASTER**, 3610 Two Oaks Drive,  
Greensboro, NC 27410-9708.

Attorney: **JOHN S. MAY**, May, Metzger  
and Zimmerman, LLP, 49 North Duke  
Street, Lancaster, PA 17602.

**KLEIS, CARL M.** a/k/a **REV. DR. CARL  
M. KLEIS**, dec'd.

Late of Warminster Township.

Executors: **THE HAVERFORD TRUST  
COMPANY**, Three Radnor Corporate  
Center, Suite 450, Wayne, PA 19087;  
**GRETCHEN ANN KLEIS DUNLOP**,  
1800 Tripp Avenue, Jamison, PA 18929

and **NANCY LYNN KLEIS**, 2-25 Aspen  
Way, Doylestown, PA 18901.

Attorney: **ROSEMARY A. SULLIVAN**,  
Hill Wallack LLP, 777 Township Line  
Road, Suite 250, Yardley, PA 19047.

**KNOWLES, ANTOINETTE M.** a/k/a  
**ANTOINETTE MARIE KNOWLES**,  
dec'd.

Late of Warminster Township.

Executor: **BRIAN P. KNOWLES**, c/o  
Joseph P. McGowan, Esquire, 6221 Rising  
Sun Avenue, Philadelphia, PA 19111.

Attorney: **JOSEPH P. MC GOWAN**,  
Stewart and McGowan, 6221 Rising Sun  
Avenue, Philadelphia, PA 19111.

**MERVIS, JR., SAMUEL**, dec'd.

Late of Chalfont, Warrington Township.

Executrix: **ILKA S. WERNER**, 1238 Live  
Oak Lane, Chalfont, PA 18914.

**PARVIN, DONALD B.** a/k/a **DONALD  
PARVIN**, dec'd.

Late of Telford, Bucks County, PA.

Executrices: **CAROL A. BERNER** and  
**DONNA M. DIEROLF**, c/o Maris C.  
Langford, Suite 201, 70 W. Oakland Ave.,  
Doylestown, PA 18901.

Attorney: **MARIS C. LANGFORD**,  
Suite 201, 70 W. Oakland Ave.,  
Doylestown, PA 18901.

**POWEL, JR., WILLIAM A.**, dec'd.

Late of Middletown Township.

Executor: **WILLIAM A. POWEL, III**,  
2740 ChesterTon Road, Shaker Heights,  
OH 44122.

Attorney: **THOMAS L. SUMTER**, 80  
North Main Street, Suite 2A, Doylestown,  
PA 18901.

**PRYSIAZNIUK, GUNDA**, dec'd.

Late of Northampton Township.

Administrator: **STEPHEN PRYSIAZNIUK**,  
c/o Bowen & Burns, 530 Street Rd.,  
P. O. Box 572, Southampton,  
PA 18966.

Attorney: **GERALD L. BOWEN, JR.**,  
530 Street Rd., P. O. Box 572,  
Southampton, PA 18966.

**QUIRING, ETHEL P.** a/k/a **ETHEL  
MARTHA QUIRING** and **ETHEL  
PFOST QUIRING**, dec'd.

Late of Warwick Township.

Executrix: **NANCY LOUISE  
QUIRING**, c/o Maris C. Langford, Suite

- 201, 70 W. Oakland Ave., Doylestown, PA 18901.  
 Attorney: **MARIS C. LANGFORD**, Suite 201, 70 W. Oakland Ave., Doylestown, PA 18901.
- RAFFERTY, HELEN M.**, dec'd.  
 Late of Buckingham Township.  
 Executrix: **FRANCES KELLOUGH**, c/o Laura M. Mercuri, Esquire, 104 N. York Rd., Hatboro, PA 19040.  
 Attorney: **LAURA M. MERCURI**, 104 North York Road, Hatboro, PA 19040.
- RENDON, ELISEO**, dec'd.  
 Late of Croydon, Bristol Township.  
 Administrator: **BRIAN A. MILLS**, Esquire, c/o Maselli Warren, P.C., The Stocking Works, 301 S. State Street, Suite N-103, Newtown, PA 18940.
- RENN, WALTER E.**, dec'd.  
 Late of Newtown, Bucks County, PA.  
 Executrix: **NANCY LANGLEY**, c/o Boyd A. England, Esquire, England & Young, P.C., 70 W. Oakland Avenue, Suite 306, Doylestown, PA 18901.  
 Attorney: **BOYD A. ENGLAND**, England & Young, P.C., 70 W. Oakland Avenue, Suite 306, Doylestown, PA 18901.
- ROBINSON, NANCY M.**, dec'd.  
 Late of Doylestown, Bucks County, PA.  
 Executrix: **MARTHA SYMON**, 4 Bartles Rd., Lebanon, NJ 08833.
- ROSS, JOHN L.** a/k/a **JOHN L. ROSS, SR.** and **JOHN LOUIS ROSS, SR.**, dec'd.  
 Late of Falls Township.  
 Administrator: **JEFFREY L. ROSS**, 5468 Haasadahl Road, Orefield, PA 18069.  
 Attorney: **ROSEMARY R. FERRINO**, 1501 Lower State Road, North Wales, PA 19454.
- SBARRO, ERNEST A.** a/k/a **ERNIE SBARRO**, dec'd.  
 Late of Yardley, Lower Makefield Township.  
 Executor: **RICHARD SBARRO**, 8 Scobey Ct., Hamilton, NJ 08690.
- SCHAFFER, JR., HENRY L.**, dec'd.  
 Late of Morrisville Borough.  
 Executor: **DONALD D. SCHAFFER**, 503 Stevens Road, Morrisville, PA 19067.
- Attorney: **ROSEMARY D. DURKIN**, Stark & Stark, P.C., P. O. Box 5315, Princeton, NJ 08543.
- SHEEDY, SR., THOMAS R.**, dec'd.  
 Late of Falls Township.  
 Executor: **JAMES F. SHEEDY** a/k/a **JAMES FRANCIS SHEEDY**, c/o Holly K. Soffer, Esquire, 3103 Hulmeville Road, Suite 200, Bensalem, PA 19020.  
 Attorney: **HOLLY K. SOFFER**, Kellis & Soffer, L.L.P., 3103 Hulmeville Road, Suite 200, Bensalem, PA 19020.
- SHERMAN, SYDELL R.**, dec'd.  
 Late of Newtown Township.  
 Executor: **LAURENCE R. FIEBER**, c/o Michael C. McBratnie, Esquire, 747 Constitution Drive, Suite 100, Exton, PA 19341-0673.  
 Attorney: **MICHAEL C. MC BRATNIE**, Fox Rothschild LLP, 747 Constitution Drive, Suite 100, P. O. Box 673, Exton, PA 19341-0673.
- SHUPE, EVELYN M.**, dec'd.  
 Late of West Rockhill Township.  
 Executor: **UNIVEST BANK AND TRUST CO.**, 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.
- SIMMONS, SR., ROBERT ORRIN** a/k/a **BOB SIMMONS**, dec'd.  
 Late of Warminster Township.  
 Executor: **ROBERT O. SIMMONS, JR.**, 7416 Brad St., Falls Church, VA 22042.
- STEELE, JOHN ALVIE** a/k/a **JOHN A. STEELE**, dec'd.  
 Late of Warminster, Bucks County, PA.  
 Executrix: **SHARON ANN COHEN**, 1309 Emerson Court, Ambler, PA 19002.
- STONES, WALTER J.**, dec'd.  
 Late of Bensalem Township.  
 Administrator: **BARBARA J. WILEY**, c/o D. Keith Brown, Esquire, Stuckert and Yates, P. O. Box 70, Newtown, PA 18940.

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

**TABOADA, MARTHA E.**, dec'd.

Late of Yardley Borough.

Executor: **JAVIER TABOADA**, 347 Robin Hood Drive, Yardley, PA 19067.

Attorney: **ROSEMARY D. DURKIN**, Stark & Stark, P.C., P. O. Box 5315 Princeton, NJ 08543.

**TRAUGER, MYRTLE D.**, dec'd.

Late of Springfield Township.

Executor: **BRUCE T. TRAUGER**, c/o Ronald R. Bolig, Esquire, 5 Temple Avenue, Sellersville, PA 18960.

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

**TYLER, DORIS**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrices: **DARLENE GAVIGAN**, 6180 Mark Circle, Bensalem, PA 19020 and **BARBARA RONCOTSKY**, 23 Lang Moore Drive, Ewing, NJ 08638.

**VANNAUKER, DONALD W.**, dec'd.

Late of Falls Township.

Executrix: **RUTH L. VANNAUKER**, 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.

**WALDMAN, CLIFFORD S.**, dec'd.

Late of Upper Makefield Township.

Administratrix: **ELIZABETH A. WALDMAN**, c/o Peter L. Reiss, Esquire, 107 E. Oakland Avenue, Doylestown, PA 18901.

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

**WATTS, JEAN**, dec'd.

Late of Yardley, Bucks County, PA.

Executrix: **KAREN LONGCOY**, 325 Pennington-Hopewell Rd., Pennington, NJ 08534.

**WENHOLD, EARLIN J.** a/k/a **EARLIN WENHOLD**, dec'd.

Late of Richlandtown Borough.

Executor: **CLIFFORD P. WENHOLD**, c/o Tomlinson & Gerhart, 414 Main Street, P. O. Box 14, East Greenville, PA 18041.

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

**WILKINS, DOROTHY**, dec'd.

Late of Newtown, Bucks County, PA.

Executor: **VINCENT WILKINS**, 394 E. Eaglewood Ave., Sunnyvale, CA 94085.

**WITTKOWSKI, MARIANNE M.**, dec'd.

Late of Upper Southampton Township.  
Executrix: **ROSWITHA SIEGMANN**, 9014 Wesleyan Road, Philadelphia, PA 19136-1113.

Attorney: **ROSEMARY R. FERRINO**, 1501 Lower State Road, North Wales, PA 19454.

**WYBAR, JAMES M.**, dec'd.

Late of Warrington Township.

Executrix: **JANE HANNON**, 892 Norristown Road, Warminster, PA 18974.

**ZELONIS, IRENE M.** a/k/a **IRENE M. GUMASKY**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **JOHN ZELONIS**, 5123 Bay Road, Bensalem, PA 19020.

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### Fictitious Name

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, approved December 16, 1982, effective March 16, 1983, of intention to file in the office of the Secretary of the Commonwealth of Pennsylvania, Department of State, Bureau of Corporations at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Bucks County, Pennsylvania, under the assumed or fictitious name, style or designation of:

**CGR GAMES** with its principal place of business 70 North Hamilton Street, Doylestown, PA 18901.

The name and address of the entity owning or interested in said business is: Classic

Games Revisited, LLC, 70 North Hamilton Street, Doylestown, PA 18901.

The certificate will be filed on or after February 11, 2013.

**William L. Antheil**, Solicitor  
Antheil Maslow & MacMinn, LLP  
131 W. State Street  
Doylestown, PA 18901

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## Miscellaneous

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
NO. 2009-00858-24-1  
**CITIMORTGAGE, INC.**

v.

**ANDREA WALKER, REGINA DISARIO,  
SHAUN CALLEN, STEPHANIE  
WATSON, THE RONALD R. DISARIO  
REVOCABLE LIVING TRU, UNKNOWN  
SUCCESSOR, TRUSTEE, AND  
BENEFICIARIES OF THE RONALD R.  
DISARIO REVOCABLE LIVING TRUST  
AGREEMENT DATED 3/1/02 and  
JEFFREY DISARIO**

NOTICE TO: **UNKNOWN  
SUCCESSOR, TRUSTEE, AND  
BENEFICIARIES OF THE RONALD R.  
DISARIO REVOCABLE LIVING TRUST  
AGREEMENT DATED 3/1/02**

NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY

Being Premises: 214 FOUNTAIN FARM  
LANE, NEWTOWN, PA 18940-3418

Being in NEWTOWN TOWNSHIP, County  
of BUCKS, Commonwealth of Pennsylvania,  
29-047-183-214

Improvements consist of residential  
property.

Sold as the property of **ANDREA  
WALKER, REGINA DISARIO, SHAUN**

**CALLEN, STEPHANIE WATSON, THE  
RONALD R. DISARIO REVOCABLE  
LIVING TRU, UNKNOWN  
SUCCESSOR, TRUSTEE, AND  
BENEFICIARIES OF THE RONALD R.  
DISARIO REVOCABLE LIVING TRUST  
AGREEMENT DATED 3/1/02 and  
JEFFREY DISARIO**

Your house (real estate) at 214  
FOUNTAIN FARM LANE, NEWTOWN, PA  
18940-3418 is scheduled to be sold at the  
Sheriff's Sale on APRIL 12, 2013 at 11:00  
AM, at the James Lorah Auditorium, Broad  
and Main Streets, Doylestown, PA 18901 to  
enforce the Court Judgment of \$235,896.94  
obtained by, CITIMORTGAGE, INC. (the  
mortgagee), against the above premises.

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

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## Trust Notice

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

### *First Publication*

#### **TRUST OF WINFIELD R. STEVENS**

Late of Richlandtown, Bucks County, PA.  
Trustee: **ROBERT G. COPE**, c/o Henry  
& Henry, LLP, P. O. Box 499,  
Quakertown, PA 18951-0499.  
Attorney: **RODNEY D. HENRY**, P. O.  
Box 499, Quakertown, PA 18951-0499.