



Bucks County Law Reporter

The Official Legal Periodical for Bucks County

88 BUCKS CO. L. REP., pp. 99-104

Vol. 88

Doylestown, Pa., February 26, 2015

No. 9

CASES REPORTED

Steven D. Lerner v. Arsen Kashkashian, et al. – *Breach of contract – Satisfaction of judgment – Abuse of discretion – Waiver – Held, defendant failed to establish that the court committed an abuse of discretion in denying defendant’s request for a continuance and defendant waived the issue regarding distribution of trust assets* 99

LEGAL NEWS

Bar Association News	3-12
CLE at the BCBA.....	8-12
McGowan Elected to Board of Directors.....	3
Mills Speaks on Special Needs Trusts at PBI.....	6

LEGAL NOTICES

Charter Application.....	36
Nonprofit.....	36
Classified Ad	36
Confirmation of Account.....	36
Estate Notice	37
Fictitious Name.....	44
Miscellaneous	44
Sheriff’s Sale.....	21
Trust Notice.....	44

Bucks County Law Reporter

Reporting the Decisions of the Civil, Criminal and Orphans' Divisions of the Court of Common Pleas of the Seventh Judicial District of Bucks County. Officially designated by the Rules of the Court of Common Pleas of Bucks County, Pa., as the Legal Periodical for the Publication of Legal Notices.

OWNED AND PUBLISHED BY
BUCKS COUNTY BAR ASSOCIATION

Chair: Kevin M. Zlock, Esquire
Editor: Maureen Serpico, Esquire
Asst. Editor: John Hart, Esquire

Deanna Mindler
Executive Director

Editorial Office:
135 E. State Street, P.O. Box 300
Doylestown, PA 18901-0300
215-348-9413
1-800-479-8585

All Communications should be
addressed to the Editorial Office.
Yearly subscription rate: \$100.00

<p align="center">DISPLAY ADVERTISING AVAILABLE</p> <p align="center">Four different sizes: Full Page — 1/2 Page 1/4 Page — 1/8 Page</p> <p align="center">Single publication up to 52 weekly insertions.</p> <p align="center">Call 215-348-9413 for rates</p>
--

PUBLISHED EVERY THURSDAY
Please call the Editorial Office to
confirm deadline schedule

*Periodicals postage paid at
Doylestown, PA 18901 and
additional offices*

Library of Congress Catalog Card
Number 61-1885

ISSN: 192-8640

Legal Notice

Please note: all legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

The Law Reporter makes no representation as to the quality of services offered by an advertiser in this publication.

Postmaster

Send address changes to: Bucks County Law Reporter, 135 East State Street, P. O. Box 300, Doylestown, PA 18901.

Copyright ©2015 BCBA

All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopying, or any other means without prior written permission of the copyright holder.

BAR ASSOCIATION NEWS**Kellie A. McGowan, Esq., Elected to Board of Directors for Lenape Valley Foundation**

Kellie A. McGowan, Esq., a Shareholder at Eastburn and Gray, was recently elected to serve as a member of the Board of Directors for the Lenape Valley Foundation.

Ms. McGowan's professional practice includes Real Estate, Land Use and Zoning and Banking law in Pennsylvania and New Jersey. She represents clients in residential and commercial real estate and land use matters, as well as banking transactions for some of the largest banks in the region. She previously was selected by the *Bucks County Courier Times* and *The Intelligencer* as an honoree in the inaugural "Forty Under 40" program, which recognizes outstanding business and community leaders under the age of 40.

Ms. McGowan says, "It is a privilege to serve the Lenape Valley Foundation and its mission to enhance the quality of life for many members of the community who face difficult obstacles."

For over half a century, Lenape Valley Foundation has partnered with residents of Bucks County encountering mental health, substance use, intellectual or developmental challenges, providing services to assist them in the pursuit of their personal aspirations and an enhanced quality of life. Lenape Valley Foundation is a private, not-for-profit provider of crisis, information and referral, treatment, case management, residential, consultation and psycho-educational services. To learn more, please visit the Lenape Valley Foundation website, www.lenapevf.org.

The tradition of excellence at the law firm of Eastburn and Gray, P.C. began over 135 years ago and continues today. With law offices in Doylestown, Bucks County and Blue Bell, Montgomery County, Pennsylvania, our experienced attorneys provide high quality legal services throughout Pennsylvania and New Jersey. As a full-service firm, Eastburn and Gray attorneys practice in diverse areas of the law, effectively meeting the needs of the firm's clients.

To learn more about our firm, our practice areas and our attorneys, please visit our website: www.eastburngray.com.

Feb. 26

THE BANKRUPTCY LAWYER

www.TheBankruptcyLawyer.net

John Francis Murphy, Esq.

Doylestown, PA

(215) 345-7075



Over 25 years of experience in Bankruptcy Law.

Are you looking to **update your website?**

Explore ways to reach new clients?



215.345.9399 / bill.finneyadv@verizon.net

FINNEY ADVERTISING & DESIGN Co.

Creative Marketing Services

Need advice with a matter on appeal?



Our appellate litigators have extensive experience and have prevailed before the United States Court of Appeals of the Third Circuit, the Pennsylvania Supreme Court, the Pennsylvania Superior Court and the Pennsylvania Commonwealth Court. With more than 50 years of collective experience in a wide range of matters, we also provide trial counsel to help preserve issues aiding in preserving basis for consideration of the case appeal.

We'll be by your side through the entire proceedings. Call our Appellate Group Leader Allan D. Goulding, Jr. for greater details about how Curtin & Heefner LLP can help you help your client.

Doylestown, PA
267.898.0570

Morrisville, PA
215.736.2521

Lawrenceville, NJ
609.394.6500


Curtin & Heefner LLP
 ATTORNEYS AT LAW
 SOPHISTICATED STRATEGIC SMART

Michael Mills of Antheil Maslow & MacMinn Speaks on Special Needs Trusts at Pennsylvania Bar Institute Program



Michael W. Mills, Esq., of Doylestown, Pennsylvania, a partner in the Law Firm of Antheil Maslow & MacMinn, LLP, will speak on the topic of “Special Needs Trusts” at the Pennsylvania Bar Institute’s (“PBI”) upcoming seminar, “Estate Planning: Beyond the Basics.” The program will be held in Philadelphia on March 12th, and will also be simulcast to county bar associations throughout the state. The PBI is the nonprofit Continuing Legal Education arm of the Pennsylvania Bar Association, and its mission is to provide Pennsylvania lawyers with information that is timely, practical, cost-effective and of the highest possible quality.

Mills’ practice focuses on helping businesses build and preserve value, and helping individuals preserve and protect their family wealth. He is highly experienced in the area of taxation, which impacts so much of business and personal financial planning. In representing businesses, this includes counseling clients on the tax aspects of business formation, financing, reorganization, and acquisition transactions, as well as business succession planning. With individual clients, this includes assistance with income tax planning, and planning for estate, inheritance and other death taxes.

Antheil Maslow & MacMinn, LLP is a full-service law firm that offers sophisticated, proactive, timely and cost-effective legal advice. The Firm has a broad range of practice areas in Business & Finance; Commercial Litigation, Personal Injury; Estates & Trusts; Family Law; Health Care; Labor & Employment; Litigation; Nonprofits; Real Estate & Land Use; and Tax. The Firm works with high net worth individuals, small- to mid-sized privately held companies, nonprofits and health care organizations in the Greater Philadelphia and New Jersey areas. Antheil Maslow & MacMinn, LLP has offices in Doylestown, Pennsylvania and Princeton, New Jersey.

Feb. 26

The Doctors Eig, LLC

Licensed in PA & NJ

Brian S. Eig, Psy.D.
Janet W. Eig, Psy.D.

- Expert Testimony
- PTSD
- Neuropsych Evals
- Risk Assessments
- Parenting Capacity

215-579-EIGS (3447) or TheDoctorsEig.com



They chose *US...*

As a member of the Bucks County Bar Association, you'll have access to cost effective, comprehensive insurance programs. All programs are available through USI Affinity, BCBA's exclusive provider of member insurance programs.

For more information on USI Affinity's Insurance Programs for BCBA members, or to request a free quote, contact:

800.727.7770 x11751

www.usiaffinity.com/BCBA



AFFINITY

*USI Affinity is the brand and marketing name for the licensed entity US Insurance Services, LLC

Professional Liability/Malpractice Insurance : Life & Disability Insurance : Medical, Dental & Vision : Long-Term Care Insurance

Be sure to join us for this CLE# 316 at the Bucks County Bar Association...

Bridge the Gap (Attn: Young Lawyers)

Come Learn and Eat!

Wednesday, March 4, 2015

Course: 9:00 a.m. – 1:00 p.m.

4.0 Ethics Credits

**Presenters: Donna Snyder, Esquire and
Gloria Randell Ammons, Esquire
Office of Disciplinary Counsel**

Join us for this basic level seminar! Although this course is mandatory for newly admitted attorneys, experienced attorneys can also benefit from this seminar!

This course is designed to utilize a Blended Learning approach, using classroom training with an accompanying instructional DVD. The course objectives are:

- *Understand how to conduct yourself professionally as a lawyer.*
- *Interact and communicate with clients, opposing counsel, jurors and court officials in an appropriate manner that is in line with the Rules of Professional Conduct and the Code of Civility.*
- *Manage your practice in an appropriate manner that is in line with the Rules of Professional Conduct.*
- *Know the purpose and functions of the Disciplinary Board.*
- *Know resources available to lawyers.*

Name _____ **Attorney ID** _____

Address _____

Phone # _____ **Fax #** _____

CLE Fee: _____ \$5 Newly Admitted Attorneys _____ \$50 Experienced Attorneys

Check # _____

Please send this form and a check made out to BCBA-CLE to: Bucks County Bar Association,
P.O. Box 300, Doylestown, PA 18901.

Fax To: 215-348-3277

***Food and materials not guaranteed for those who register within 24 hours of the program.**

Complete registration/cancellation information is available in the *Bucks County Law Reporter* OR on our website at www.bucksbar.org. Questions? Call Michelle at 215-348-9413 x110.

"These CLE programs have been approved by the PA CLE Board for the amount of credit hours listed for each individual course in the substantive law practice and procedure area as well as ethics."

Feb. 26

Be sure to join us for CLE # 302 at the Bucks County Bar Association...

Microsoft Excel for Family Lawyers

Come Learn and Eat

Tuesday, March 17, 2015

Course 12:30 p.m. – 1:30 p.m.

Location: Bucks County Bar Association Building

1.0 Substantive Credit

Presenters:

Hillary J. Moonay, Esquire

Williams Family Law, P.C.

Gregory Cowhey, ASA

Financial Forensics & Valuation Services

Join us for this basic level seminar and bring your laptop for an interactive, hands-on course on how to use Microsoft Excel in your family law practice.

Sponsored By the Family Law Section

CLE #302

Name _____ Attorney ID _____

Address _____

Phone # _____ Fax # _____

CLE Fee: _____ \$30 BCBA Members _____ \$45 Non-Members _____ \$ 15 Non-Attorney

LUNCH ONLY (No CLE Credit(s)): _____ \$12

***Please bring payment with you the day of the CLE. We accept Cash, Credit Cards and Checks. ***

If you prefer to pay in advance, please send this form to: BCBA-CLE, Bucks County Bar Association, P.O. Box 300, Doylestown, PA 18901, along with a check made payable to BCBA.

Questions? Call Michelle at 215-348-9413 x110

"These CLE programs have been approved by the PA CLE Board for the amount of credit hours listed for each individual course in the substantive law practice and procedure area as well as ethics."

Feb. 12—Mar. 12

Be sure to join us for CLE # 303 at the Bucks County Bar Association...

New Development in PI Law

Come Learn and Eat

Wednesday, April 8, 2015

Course 8:30 a.m. – 9:30 a.m.

Location: Bucks County Bar Association Building

1.0 Substantive Credit

Presenter:

Mark K. Altemose, Esquire

Cohen, Feeley, Altemose & Rambo

Join us for this intermediate level seminar where important new developments in personal injury law including the supreme courts major products liability decision in Tincher vs. Omega Flex.

Sponsored By the Civil Litigation Section

CLE #303

Name _____ Attorney ID _____

Address _____

Phone # _____ Fax # _____

CLE Fee: _____ \$30 BCBA Members _____ \$45 Non-Members _____ \$ 15 Non-Attorney

****Coffee and Bagels Complimentary for all****

***Please bring payment with you the day of the CLE. We accept Cash, Credit Cards and Checks. ***

If you prefer to pay in advance, please send this form to: BCBA-CLE, Bucks County Bar Association, P.O. Box 300, Doylestown, PA 18901, along with a check made payable to BCBA.

Questions? Call Michelle at 215-348-9413 x110

“These CLE programs have been approved by the PA CLE Board for the amount of credit hours listed for each individual course in the substantive law practice and procedure area as well as ethics.”

Feb. 12—Apr. 2

Be sure to join us for CLE # 304 at the Bucks County Bar Association...

My Partner is Stealing- What Now?

Come Learn and Eat

Wednesday, May 13, 2015

Course 8:30 a.m. – 9:30 a.m.

Location: Bucks County Bar Association Building

1.0 Substantive Credit

Presenters:

**William T. MacMinn, Esquire
Anheil Maslow & MacMinn, LLP**

**Thomas P. Donnelly, Esquire
Anheil Maslow & MacMinn, LLP**

Join us for this Intermediate seminar where we will discuss what happens when a partner is found to be stealing from the business. Continued operations in the ordinary course can be impossible. We will review the implications of the wrongdoing, the role of organizational documents, rights and remedies available to each party, litigation strategies, termination or employment and transfers or ownership interests.

Sponsored By the Civil Litigation Section

CLE #304

Name _____ Attorney ID _____

Address _____

Phone # _____ Fax # _____

CLE Fee: _____ \$30 BCBA Members _____ \$45 Non-Members _____ \$ 15 Non-Attorney

****Coffee and Bagels Complimentary for all****

***Please bring payment with you the day of the CLE. We accept Cash, Credit Cards and Checks. ***

If you prefer to pay in advance, please send this form to: BCBA-CLE, Bucks County Bar Association, P.O. Box 300, Doylestown, PA 18901, along with a check made payable to BCBA.

Questions? Call Michelle at 215-348-9413 x110

“These CLE programs have been approved by the PA CLE Board for the amount of credit hours listed for each individual course in the substantive law practice and procedure area as well as ethics.”

Feb. 12—May 7

Be sure to join us for CLE # 312 at the Bucks County Bar Association...

Eliminate the ‘He Said/She Said’

Come Learn and Eat

Wednesday, May 20, 2015

(Please note change in day due to Election Day)

Course 12:30 p.m. – 1:30 p.m.

Location: Bucks County Bar Association Building

1.0 Substantive Credit

Presenters:

Matt Havrevold

Katrina Volker

The Our Family Wizard Website

Join us for this Intermediate seminar where we will discuss OurFamilyWizard.com and its mobile applications that are often made part of the parent agreement in an effort to reduce litigation and improve co-parent communication. Learn how parents and professionals utilize its features to manage and document communication. Review model language colleagues are using to stipulate to and order communication on the website.

Sponsored By the Family Law Section

CLE #312

Name _____ Attorney ID _____

Address _____

Phone # _____ Fax # _____

CLE Fee: _____ \$20 BCBA Members _____ \$35 Non-Members _____ \$ 15 Non-Attorney

Lunch is being sponsored by the presenters

***Please bring payment with you the day of the CLE. We accept Cash, Credit Cards and Checks. ***

If you prefer to pay in advance, please send this form to: BCBA-CLE, Bucks County Bar Association, P.O. Box 300, Doylestown, PA 18901, along with a check made payable to BCBA.

Questions? Call Michelle at 215-348-9413 x110

“These CLE programs have been approved by the PA CLE Board for the amount of credit hours listed for each individual course in the substantive law practice and procedure area as well as ethics.”

Feb. 12—May 14



INTELLECTUAL PROPERTY LAW

United Plaza 212 Carnegie Center
30 S. 17th Street Suite 202
Philadelphia, PA 19103 Princeton, NJ 08540

P: 215.568.6400 P: 609.924.7900
F: 215.568.6499 F: 609.924.7902

vklaw.com

When you are faced with an Intellectual Property (IP) issue, think of Volpe and Koenig as your IP partner. Volpe and Koenig is an IP boutique firm that practices in patent prosecution, patent licensing, trademarks, copyrights, trade secrets, litigation, USPTO inter party matters, unfair competition, portfolio management and standards. We will respect your position as lead counsel and work with you in an effort to achieve a positive result for your client.

Volpe and Koenig will not poach your clients. We pay referral fees in accordance with the applicable ethical rules and our internal guidelines.

We welcome your IP inquires and will provide general IP information as a courtesy to you.

Thinking CLE? Act Locally.



Need CLE credit? Look no further than your county bar association, where you'll find local judges and practitioners, convenience, great peer networking opportunities and affordable, quality course content that's sure to hit home. Can't find a CLE to satisfy your needs? Look to our neighboring County Bar Associations for the best in CLE!

BUCKS COUNTY BAR ASSOCIATION www.BUCKSBAR.org MONTGOMERY BAR ASSOCIATION www.MBACLE.org

DELAWARE COUNTY BAR ASSOCIATION www.DELCOBAR.org CHESTER COUNTY BAR ASSOCIATION www.CHESCOBAR.org

No Objection. Accepting Credit Cards Helps Your Practice.



Bucks County Bar Association has negotiated a law firm merchant account program on behalf of their members that is designed specifically for attorneys.



- Offer credit card payments as a convenience and courtesy to clients.
- Improve cash flow, reduce collections and simplify accounting.
- Properly process retainers on credit cards without commingling funds.

For more information please contact Dan Reed with AMS at (800) 644-9060, ext. 6976 or visit our website at <http://bucksbar.affiniscap.com>

In partnership with Affiniscap Merchant Solutions
"The Power of the Association Network"

"Affiniscap Merchant Solutions," a registered ISO/MSP in association with Bank of America, N.A.



LAWYERS CONCERNED FOR LAWYERS

**There is no greater reward than helping a lawyer or
judge find recovery.**

If concerned about a partner, colleague or friend, call us.

Problem Drinkers
Substance Abuse
Problem Gamblers
Depression
Stress and Anxiety

We can often help when others cannot.

Lawyers' Confidential Helpline

1-888-999-1941

Visit us online at www.lclpa.org

Steven D. Lerner v. Arsen Kashkashian, et al.

Defendant appeals to the Superior Court this court's order directing defendant to pay plaintiff \$131,552.13, or in the alternative, provide plaintiff with mortgages on properties owned by defendant, pay to the plaintiff all rents from defendant's real estate and provide plaintiff with lists of all of defendant's assets in order to satisfy the judgment plaintiff obtained against defendant. The court held that it did not commit an abuse of discretion in denying defendant's request for a continuance of the hearing to enforce a prior court order and defendant waived any argument that the court improperly distributed assets belonging to the defendant's trusts.

Breach of contract – Satisfaction of judgment – Abuse of discretion – Waiver – Held, defendant failed to establish that the court committed an abuse of discretion in denying defendant's request for a continuance and defendant waived the issue regarding distribution of trust assets.

1. The court did not abuse its discretion in denying defendant's request for a continuance of a hearing to enforce a court order where defendant exhibited dilatory and obdurate conduct in an attempt to avoid the satisfaction of the underlying judgment entered against the defendant more than six years before the scheduled hearing.

2. Defendant's failure to develop an adequate record addressing the issue of distribution of trust assets constituted a waiver of this issue.

C.P. Bucks County, Civil Division, No. 2002-05021. Appeal from order directing defendant to pay judgment entered against defendant. Steven D. Lerner v. Arsen Kashkashian, et al.

Richard M. Ochroch, for Plaintiff.

John M. Franklin, for Defendant.

WAITE, J., December 5, 2014:

OPINION

Appellant/Defendant, Arsen Kashkashian, Esquire ("Kashkashian"), has appealed from this Court's Order of August 8, 2014, directing him to pay Plaintiff, Steven D. Lerner ("Lerner" or "Plaintiff"), \$131,552.13, or in the alternative provide Lerner with mortgages on various Kashkashian properties and lists of all Kashkashian assets and pay Lerner all rents received from Kashkashian's real estate, in order to satisfy the judgment Lerner obtained against Kashkashian in a breach of contract action filed in 2002.

The genesis of this matter was explained in this Court's Opinion of September 30, 2008, which is attached hereto and incorporated herein [not published herein], and stemmed from a dispute concerning the amount of investment contributions Kashkashian and Lerner were each responsible for after a confessed judgment was entered against them by a lender, Equity One, relating to a construction/development project known as the Willowbrook Project.

To briefly recap, Lerner filed a Praecipe for Writ of Summons on July 30, 2002, and then a Complaint against Kashkashian on March 7, 2003, alleging a breach of

contract for failure to contribute an equal share of funding for the Willowbrook Project. After a protracted series of motions and hearings concerning disputed discovery issues, a bench trial was finally held five years later on April 7, 2008, after which this Court determined that the parties' intent, as expressed in the contract, was for them to equally share their liability to Equity One, that Lerner had contributed a net sum of \$539,839.58 while Kashkashian had contributed a total of \$300,000, and that as a consequence Kashkashian owed Lerner \$119,919.20.

On April 17, 2008, Kashkashian filed a Motion for Judgment Notwithstanding the Verdict or for a New Trial, which this Court denied by our Order of July 9, 2008. On August 7, 2008, Kashkashian filed a Notice of Appeal to Superior Court from that Order. On August 18, 2008, this Court entered an Order directing Kashkashian to file a Concise Statement of Errors Complained of on Appeal within twenty-one days from the date of the Order, which Kashkashian then filed on September 8, 2008. After this Court filed an Opinion on September 30, 2008, pursuant to Pa.R.A.P. 1925(a), the Superior Court of Pennsylvania dismissed Kashkashian's appeal via a Memorandum Opinion filed on April 29, 2009, due to substantial defects in his appellate brief which stemmed from his failure to comply with the Pennsylvania Rules of Appellate Procedure.

On September 10, 2008, Lerner filed a Praeceptum to Enter Judgment against Kashkashian, and Praecipos for Writ of Execution were filed with various garnishees on October 14, 2008, January 12, 2009, and March 5, 2009, fixing the real debt at \$119,919.20 and adding interest and costs of \$69,553.15 and \$979.60, respectively. Kashkashian filed Objections to Determination on February 9 and 13, 2009.

On March 5, 2009, Lerner filed a Petition for Temporary Restraining Order, Preliminary Injunction and Release of Interpleaded Property in the Form of a Sheriff's Sale. Petition, 3/5/2009. After a hearing was held on April 9, 2009, this Court entered an Order directing that all Kashkashian and Kashkashian Trust assets are frozen in place and if they are remortgaged, the refinancer must be approved by Lerner's counsel; that Kashkashian must provide in ten days a list of all assets and identify ownership; that Kashkashian is to be deposed on May 1, 2009; that Kashkashian is to give Lerner the proceeds of two settlements he expects to receive, each of which is expected to produce \$100,000; that the levy on his Canal Street property remains in effect and Plaintiff will not ask the sheriff to sell it before June 1, 2009; and that these matters are to remain confidential. *See* Civil Court Sheet, 4/9/2009.

On January 24, 2012, Lerner filed a Praeceptum to Revive Judgment in the sum of \$114,662.34. On July 17, 2014, Lerner filed a Motion to Enforce the Court's Order of April 9, 2009 and, pursuant to this Court's Order of July 17, 2014, a hearing was scheduled for August 7, 2014.

At the hearing on August 7, 2014, Kashkashian's counsel represented to the Court that he was completely unfamiliar with the case which had been assigned to him that morning and, because Kashkashian was allegedly sick and unable to attend the hearing, he therefore requested a continuance. Due to the protracted nature of this case and this Court's determination that sufficient notice of this hearing had been

provided, this Court denied the request for continuance, and subsequently issued an Order on August 8, 2014 which provides as follows:

AND NOW, this 8th day of August, 2014, upon consideration of the Motion to Enforce this Court's Order of April 9, 2009, filed by Plaintiff, Steven D. Lerner ("Mr. Lerner"), and the failure of Defendant, Arsen Kashkashian, Esquire ("Mr. Kashkashian"), to file any response thereto, and after conducting a hearing on this matter on August 7, 2014, it is hereby ORDERED and DECREED that within five (5) days of the date of this Order Mr. Kashkashian shall pay Mr. Lerner \$131,552.13, which includes principal and interest as of July 1, 2014; or, within five (5) days of the date of this Order:

1. Mr. Kashkashian is ordered to sign and provide to Mr. Lerner's counsel a mortgage, in the forms attached hereto, in favor of Mr. Lerner in the amount of \$131,552.13, which shall continue to accrue interest as allowed by law, on Mr. Kashkashian's interest in the properties located at:
 - a. 2501-37 Church Street, at the corner of Church Street and Aramingo Avenue, Philadelphia, Pennsylvania;
 - b. 1255 Gordon Road, Jenkintown, Pennsylvania;
 - c. 244 E. Myrtle Ave., Feasterville-Treose, Pennsylvania 19053; and
 - d. Mr. Kashkashian shall provide any additional forms and assistance needed in order to allow these mortgages to be properly recorded;
2. Mr. Kashkashian is ordered to pay all rents received from real estate belonging to Mr. Kashkashian and the Arsen Kashkashian Trust ("Kashkashian Trust") to Mr. Lerner;
3. Mr. Kashkashian shall account for all income, loan repayments, rent he personally received from any property, and anything received of any value, regardless of legal ownership or source, since this Court's Order of April 9, 2009;
4. Mr. Kashkashian shall provide an updated list of all personal assets and assets of his law firm, from April 9, 2009 to the present, including pending and past referral fees, accounts receivable, and bank account information of each;
5. Mr. Kashkashian shall provide an updated list of all of the Kashkashian Trust assets;
6. Mr. Kashkashian shall provide all zoning petitions and documents related to efforts to rezone and sell the property located at 2501-37 Church Street, at the corner of Church Street and Aramingo Avenue, Philadelphia, Pennsylvania; and

7. Mr. Lerner shall have the right, without additional notice, to levy on additional assets of Mr. Kashkashian and/or the Kashkashian Trust until the debt to Mr. Lerner is paid in full with interest.

Order, 8/8/2014.

On August 14, 2014, Kashkashian filed a Notice of Appeal to the Superior Court of Pennsylvania from the Order of August 8, 2014.

On August 18, 2014, this Court directed Kashkashian to file a Statement of Errors Complained of on Appeal. On the same day, Kashkashian also filed a Motion for Post Trial Relief, and then on September 8, 2014, Kashkashian filed his Concise Statement of Errors Complained of on Appeal.

On September 9, 2014, Lerner filed another Praecipe for Writ of Execution against additional garnishees. Real debt, interest and costs were fixed at \$114,662.34, \$16,889.79 and \$1481.60, respectively.

On September 29, 2014, Kashkashian filed a Suggestion of Bankruptcy, providing notice that he had filed for Chapter 13 bankruptcy on September 25, 2014 with the United States Bankruptcy Court for the Eastern District of Pennsylvania under case number 14-17715. On October 20, 2014, the Superior Court of Pennsylvania issued an Order staying the appeal and directing the parties to notify the Court when the stay was no longer in effect. Order, 10/20/2014.

This Court, however, subsequently received an Order, dated October 16, 2014, entered by the Honorable Eric L. Frank, Chief U.S. Bankruptcy Judge of the United States Bankruptcy Court for the Eastern District of Pennsylvania, dismissing Kashkashian's bankruptcy case. Order, 10/16/2014.

As a result of the dismissal of the bankruptcy case, this Court now provides this Opinion in accordance with Pa.R.A.P. Rule 1925(a).

In his Concise Statement of Errors Complained of on Appeal, Kashkashian alleges *verbatim*:

1. The Honorable Judge Waite should have continued the case since the defendant was unable to Respond to plaintiff's Petition or attend the hearing for medical reasons. This is an abuse of discretion which completely prejudices the defendant.
2. The Order of the Court dated August 8, 2014, requires that property belonging to an Irrevocable Trust be provided to plaintiff when said property does not belong to the defendant.
3. Notice of the Petition and/or hearing for Supplemental Relief was not provided to the beneficiaries of the Irrevocable Trust who are the real owners of the trust, not the defendant. Therefore notice was completely defective and procedurally incorrect by plaintiff.

Concise Statement of Matters, 9/14/2014.

DISCUSSION

In responding to Kashkashian's first allegation that it was error for this Court to deny his counsel's request for a continuance of the hearing scheduled for August 7, 2014, it has been consistently recognized that

... the decision to grant or deny a continuance is exclusively within the discretion of the trial court and will not be disturbed on appeal absent an abuse of discretion. *Gillespie v. Dep't of Transp., Bureau of Driver Licensing*, 886 A.2d 317 (Pa.Cmwth.2005). An abuse of discretion is not merely an error of judgment. An abuse of discretion occurs if the law is overridden or misapplied, or the judgment exercised is manifestly unreasonably, or the result of partiality, prejudice, bias or ill will. *Id.*

Cooney v. Com., Dept. of Transp., Bureau of Driver Licensing, 2009 WL 9096512, 2 (Pa.Cmwth. 2009). See also *Minnick v. Com., Ins. Dept.*, 378 A.2d 1046, 1047 - 1048 (Pa.Cmwth. 1977) ("The power to grant or refuse a continuance is an inherent power of a court and ordinarily is discretionary. The exercise of such discretion is usually not reviewable, except upon a clear showing of an abuse of discretion.")

In the instant matter, this Court was cognizant that the plaintiff, Lerner, filed the original Complaint 11 years earlier on March 7, 2003, and that Kashkashian's conduct in disputing the discovery process and protracting this litigation, and his failure to comply with this Court's Orders, had required Lerner to engage in additional motions practice. This Court was also aware that Kashkashian maintained a well-established law firm practice in Bucks County with additional attorneys in his employ, and that sufficient notice of the pending hearing of August 7, 2014, had been provided to him. This Court therefore concluded that under these circumstances Kashkashian had been provided with more than sufficient notice to enable him or one of his attorneys to properly prepare for the hearing scheduled for August 7, 2014, and that his request for a continuance was nothing more than dilatory and obdurate conduct, and that he would not be "completely prejudiced" as a result.

Kashkashian next complains that this Court's Orders improperly attempt to reach the assets of his trust to satisfy the judgment entered against him on April 7, 2008, and that failure to provide notice to the trust's beneficiaries was procedurally deficient.

It is well-established that

... Pennsylvania applies a rule of waiver in multiple contexts. An issue not raised at trial or on direct appeal is waived and, *a fortiori*, a failure to file an appeal to the Superior Court at all waives the issues that could have been raised in that appeal. See *Commonwealth v. Mitchell*, 498 Pa. 174, 445 A.2d 721, 723 (Pa.1982) (issues not raised on direct appeal are waived); *Commonwealth v. Agie*, 449 Pa. 187, 296 A.2d 741, 741

(Pa.1972) (“We have consistently held that issues not raised in the court below are waived and cannot be raised for the first time on appeal to this Court.”) (citations omitted).

Dierolf v. Thompson, 2013 WL 2896819, 9 (M.D.Pa. 2013).

This Court is also cognizant that “[o]ur Supreme Court has admonished that an appellate court does not sit to review questions that were neither raised, tried, nor considered by the trial court.” *Lineberger v. Wyeth*, 894 A.2d 141, 147 (Pa.Super. 2006) (citing *Harber Philadelphia Center City Office Ltd. v. LPCI Ltd. Partnership*, 764 A.2d 1100, 1103 (Pa.Super.2000), *appeal denied*, 566 Pa. 664, 782 A.2d 546 (2001)).

Although in the case *sub judice* this Court disagrees with Kashkashian’s argument that the subject Orders require the distribution of Kashkashian trust assets to Lerner to satisfy the judgment against him, and we find no merit to these allegations of error, we are nevertheless constrained in our response to those allegations by Kashkashian’s failure to develop an adequate record and address these issues at the hearing. Therefore, in accordance with *Mitchell* and *Agie, supra*, we find that Kashkashian has waived these issues.

CONCLUSION

Appellant Arsen Kashkashian has alleged that this Court abused its discretion in refusing to grant a continuance for the hearing that was scheduled for August 7, 2014. It was, however, this Court’s determination that Kashkashian has exhibited dilatory and obdurate conduct in an apparent attempt to avoid satisfying the underlying judgment that was entered against him on April 7, 2008, five and half years after the initiation of this matter. Furthermore, this Court determined that Kashkashian, as an experienced attorney with an established practice of law in Bucks County, had ample notice and opportunity to properly prepare, or make alternative arrangements, for the scheduled August 7, 2014 hearing. As a result, this Court finds no merit to Kashkashian’s claim regarding an abuse of discretion. This Court also finds that Kashkashian has waived any argument that this Court improperly distributed assets belonging to his trusts, and for these reasons respectfully suggest that this appeal be denied.

BY THE COURT:
/s/Clyde W. Waite
CLYDE W. WAITE, J.

Sheriff's Sale*Second Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, March 13, 2015 at 11 o'clock A.M., prevailing time, at the James Lorah Auditorium located at the corner of Broad and Main Streets, in the Borough of Doylestown, Bucks County, Pa., the following real estate to wit.

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

BENSALEM TOWNSHIP

DOCKET #2010-08129

PNC Mortgage, a Division of PNC Bank, N.A. sbm National City Mortgage Company, a Division of National City Bank v. James Fletcher, in His Capacity as Heir of James D. Fletcher, Sr., Deceased, Shawn Fletcher, in His Capacity as Heir of James D. Fletcher, Sr., Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under James D. Fletcher, Sr., Deceased owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, BUCKS County, Pennsylvania, being 1913 Park Avenue, Bensalem, PA 19020-4417.

TAX PARCEL #02-044-007.

PROPERTY ADDRESS: 1913 Park Avenue, Bensalem, PA 19020-4417.

JUDGMENT AMOUNT: \$54,282.15.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: JAMES FLETCHER, IN HIS CAPACITY AS HEIR OF JAMES D. FLETCHER, SR., DECEASED, SHAWN FLETCHER, IN HIS CAPACITY AS HEIR OF JAMES D. FLETCHER, SR., DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES D. FLETCHER, SR., DECEASED.

PHELAN HALLINANEDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2010-11392

Wells Fargo Bank, N.A. v. Katherine M. Schneider, Richard W. Schneider owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 1325 Cheltenham Drive, Bensalem, PA 19020-4268.

TAX PARCEL #02-071-110.

PROPERTY ADDRESS: 1325 Cheltenham Drive, Bensalem, PA 19020-4268.

JUDGMENT AMOUNT: \$486,614.28.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: KATHERINE M. SCHNEIDER, RICHARD W. SCHNEIDER.

PHELAN HALLINANEDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-02607

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

TAX PARCEL #02-020-194.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

DOCKET #2014-02824

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

BEING more fully described in a Deed dated December 18, 1979, among the land records of the County and State set forth above, in Deed Volume 2367, Page 724.

TAX PARCEL #02-049-787.

PROPERTY ADDRESS: 3034 Melina Court,
Bensalem, PA 19020.
IMPROVEMENTS: SINGLE FAMILY
DWELLING.
SOLD AS THE PROPERTY OF: **ARACELI
C. GUEVARRA.**
SCOTT A. DIETTERICK, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-03408

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

BEING more fully described in a Deed dated
August 28, 1992, among the land records of
the County and State set forth above, in Deed
Volume 526, Page 20.

TAX PARCEL #02-049-203.

PROPERTY ADDRESS: 2455 Greenland
Court, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **STUART
LIPSCHUTZ, MARTA LIPSCHUTZ.**

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

DOCKET #2014-06609

ALL THAT CERTAIN lot or piece of ground,
situate, in **BENSELEM TOWNSHIP**,
Bucks County, Pennsylvania and described
according to a certain Plan thereof known as
"Belmont Hills", made by Herbert H. Metz,
Registered Engineer, dated May 23, 1947 and
last revised July 22, 1948 as one lot.

TAX PARCEL #02-019-073.

PROPERTY ADDRESS: 4755 Overland
Road, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY.

SOLD AS THE PROPERTY OF: **JENNIFER
M. CAMPISI, MICHAEL J. CAMPISI.**

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

BRISTOL BOROUGH

DOCKET #2014-06519

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

TAX PARCEL #04-023-121.

PROPERTY ADDRESS: 436 Logan Street,
Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EILEEN
PARADISE, ERIC J. PARADISE.**

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

DOCKET #2014-06611

ALL THAT CERTAIN LOT OF LAND
SITUATE IN THIRD WARD OF THE
BOROUGH OF BRISTOL, BUCKS
COUNTY, PENNSYLVANIA:

BEING KNOWN AS 587 Swain Street,
Bristol, PA 19007.

TAX PARCEL #4-8-110.

PROPERTY ADDRESS: 587 Swain Street,
Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOUSE
DWELLING.

SOLD AS THE PROPERTY OF: **SHERYL L.
BEECHER, HENRY W. BEECHER, JR.,
MICHAEL BIDWELL.**

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

BRISTOL TOWNSHIP

DOCKET #2009-09801

U.S. Bank Trust National Association, Not
in Its Individual Capacity But Solely as
Delaware Trustee and U.S. Bank National
Association, Not in Its Individual Capacity
But Solely as CO-Trustee for Government
Loan Securitization Trust 2011-Fv1 v. Jan L.
Welsh a/k/a Jan Welsh, Joseph B. Welsh a/k/a
Joseph Welsh owner(s) of property situate in
the **BRISTOL TOWNSHIP**, BUCKS County,
Pennsylvania, being 706 Bayard Street,
Bristol, PA 19007-6476.

TAX PARCEL No. 1 #05-060-085-001.

TAX PARCEL No. 2 #5-060-085.

PROPERTY ADDRESS: 706 Bayard Street,
Bristol, PA 19007-6476.

JUDGMENT AMOUNT: \$223,091.61.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JAN L.
WELSH a/k/a JAN WELSH, JOSEPH B.
WELSH a/k/a JOSEPH WELSH.**

PHELAN HALLINAN

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

DOCKET #2012-10057

All that certain lot or piece of ground commonly known as: 39 Jonquil lane, BRISTOL TOWNSHIP.

All that certain lot or piece of land, with the buildings and Improvements thereon erected, situate in the **TOWNSHIP OF BRISTOL** in the county of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-071-294.

PROPERTY ADDRESS: 39 Jonquil Lane, Township of Bristol, Pennsylvania 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SHAWN LaSALLE, JACQUELINE LaSALLE.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2012-10427

JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation v. Tina Russell owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, BUCKS County, Pennsylvania, being 116 Magnolia Drive, Levittown, PA 19054-2004.

TAX PARCEL #05-049-211.

PROPERTY ADDRESS: 116 Magnolia Drive, Levittown, PA 19054-2004.

JUDGMENT AMOUNT: \$151,596.95.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2013-05080

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

TAX PARCEL #5-49-3.

PROPERTY ADDRESS: 38 Mimosa Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **RONALD D. ALBRIGHT, TAMMY E. ALBRIGHT.**

WILLIAM E. MILLER, Esquire

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

DOCKET #2013-05946

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

TAX PARCELS #5-58-39 & 5-58-40.

PROPERTY ADDRESS: 417 Westmont Avenue, Bristol, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARLENE M. SHAW.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2014-00645

ALL THAT CERTAIN LOT, piece or parcel of land, buildings and improvements thereon, erected SITUATE, lying and being at Levittown the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania.

TAX PARCEL #5-36-175.

PROPERTY ADDRESS: 59 Balsam Road, Levittown, Pennsylvania 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KENNETH E. RICHARDS, CAROL A. RICHARDS.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2014-01696

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 30, 1961, among the land records of the County and State set forth above, in Deed Volume 1606, Page 386.

TAX PARCEL #05-040-272.

PROPERTY ADDRESS: 5703 Mustang Street, Levittown, PA 19057.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CLAYTON KING.**

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

DOCKET #2014-02504

Federal National Mortgage Association ("Fannie Mae"), a Corporation Organized and Existing Under the Laws of the United States of America v. Bruce D. Swain, Eunice Mary Swain a/k/a E. Mary Swain owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 7313 North Radcliffe Street a/k/a 7313 Radcliffe Street, Bristol, PA 19007-5901.

TAX PARCEL #05-074-237.

PROPERTY ADDRESS: 7313 North Radcliffe Street a/k/a 7313 Radcliffe Street, Bristol, PA 19007-5901.

JUDGMENT AMOUNT: \$124,652.32.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRUCE D. SWAIN, EUNICE MARY SWAIN a/k/a E. MARY SWAIN.**

PHELAN HALLINAN

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

DOCKET #2014-04403

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

TAX PARCEL #05-028-539.

PROPERTY ADDRESS: 4626 Murray Street, Bristol, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KRISTIN SHLYAK, MICHAEL SHLYAK.**

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

DOCKET #2014-05781

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 March 24, 2006, among the land records of the County and State set forth above, in Deed Volume 4904, Page 2334.

TAX PARCEL #05-043-326.

PROPERTY ADDRESS: 54 Fireside Lane, Levittown, PA 19055.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD B. BARGER, TIFFANY A. BARGER a/k/a TIFFANY BARGER.**

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

DOCKET #2014-06494

Wells Fargo Bank, NA v. Melissa J. Boehm, Jason F. Boehm owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 19 Midwood Lane, Levittown, PA 19054-2017.

TAX PARCEL #05-049-099.

PROPERTY ADDRESS: 19 Midwood Lane, Levittown, PA 19054-2017.

JUDGMENT AMOUNT: \$167,977.55.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MELISSA J. BOEHM, JASON F. BOEHM.**

PHELAN HALLINAN

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

DOCKET #2014-06707

Wells Fargo Bank, N.A. v. Sarah Rose Powalski, Paul M. Powalski owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 2316 Century Avenue, Bristol, PA 19007-1714.

TAX PARCEL #05-024-156-001.

PROPERTY ADDRESS: 2316 Century Avenue, Bristol, PA 19007-1714.

JUDGMENT AMOUNT: \$243,840.75.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SARAH ROSE POWALSKI, PAUL M. POWALSKI.**

PHELAN HALLINAN

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

DOCKET #2014-07108

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS,

COMMONWEALTH OF PENNSYLVANIA,
FILED IN THE OFFICE OF THE
RECORDER OF DEEDS OF BUCKS
COUNTY, PENNSYLVANIA, ON 5/11/1995
IN LAND RECORD BOOK 1063, AT PAGE
0098, INSTRUMENT NO. 19950304260000.
TAX PARCEL #05-013-031.

PROPERTY ADDRESS: 1901 Bristol Pike,
Bristol Township, Pennsylvania.

IMPROVEMENTS: CAR WASH.

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

DAVID E. STERN, Esquire

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

DUBLIN BOROUGH

DOCKET #2010-07474

Bank of America, N.A. v. Susan P. Doyle
a/k/a Susan P. McGrath, in Her Capacity
As Administratrix and Heir of the Estate
of Raymond J. McGrath a/k/a Raymond J.
McGrath, Sr., Raymond J. McGrath, in His
Capacity As Heir of the Estate of Raymond
J. McGrath a/k/a Raymond J. McGrath, Sr.,
Richard McGrath, in Capacity As Heir of the
Estate of Raymond J. McGrath a/k/a Raymond
J. McGrath, Sr., Nora A. Schleppey, in Capacity
As Heir of the Estate of Raymond J. McGrath
a/k/a Raymond J. McGrath, Sr., Ruth Ochoa,
in Capacity As Heir of the Estate of Raymond
J. McGrath a/k/a Raymond J. McGrath, Sr.,
Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations Claiming
Right, Title or Interest From or Under
Raymond J. McGrath, Deceased owner(s) of
property situate in the **DUBLIN BOROUGH**,
BUCKS County, Pennsylvania, being 156
Maple Avenue, Dublin, PA 18917-2406.

TAX PARCEL #10-003-001-001.

PROPERTY ADDRESS: 156 Maple Avenue,
Dublin, PA 18917-2406.

JUDGMENT AMOUNT: \$299,701.96.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF:
**SUSAN P. DOYLE a/k/a SUSAN P.
McGRATH, IN HER CAPACITY AS
ADMINISTRATRIX AND HEIR OF THE
ESTATE OF RAYMOND J. McGRATH
a/k/a RAYMOND J. McGRATH, SR.,
RAYMOND J. McGRATH, IN HIS
CAPACITY AS HEIR OF THE ESTATE**

**OF RAYMOND J. McGRATH a/k/a
RAYMOND J. McGRATH, SR., RICHARD
McGRATH, IN CAPACITY AS HEIR
OF THE ESTATE OF RAYMOND
J. McGRATH a/k/a RAYMOND J.
McGRATH, SR., NORA A. SCHLEPPY, IN
CAPACITY AS HEIR OF THE ESTATE
OF RAYMOND J. McGRATH a/k/a
RAYMOND J. McGRATH, SR., RUTH
OCHOA, IN CAPACITY AS HEIR OF THE
ESTATE OF RAYMOND J. McGRATH
a/k/a RAYMOND J. McGRATH, SR.,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
RAYMOND J. McGRATH, DECEASED.
PHELAN HALLINAN**

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

DURHAM TOWNSHIP

DOCKET #2012-02196

GMAC Mortgage, LLC v. Lawrence I.
Kaplan owner(s) of property situate in the
TOWNSHIP OF DURHAM, BUCKS
County, Pennsylvania, being 312 Red Bridge
Road, Kintnersville, PA 18930.

TAX PARCEL No. 1: 11 009 007.

TAX PARCEL No. 2: 11-009-018.

PROPERTY ADDRESS: 312 Red Bridge
Road, Kintnersville, PA 18930.

JUDGMENT AMOUNT: \$254,082.42.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF:
LAWRENCE I. KAPLAN.

PHELAN HALLINAN

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

DOCKET #2014-03991

ALL THAT CERTAIN TRACT OF LAND
WITH THE MESSAGE AND TENEMENT
THEREON ERECTED SITUATE IN THE
TOWNSHIP OF DURHAM, COUNTY OF
BUCKS AND STATE OF PENNSYLVANIA.
TAX PARCEL #11-008-002.

PROPERTY ADDRESS: 239 Red Bridge
Road, Kintnersville, Pennsylvania 18930.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD
McARDLE, III a/k/a EDWARD P.
McARDLE, III.**

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

EAST ROCKHILL TOWNSHIP

DOCKET #2013-06366

All that certain lot or piece of land, with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF EAST ROCKHILL**, in the County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a "Valley Green Subdivision, The Fenley Tract, Final Plan: made by Showalter and Associates, dated 10/18/1993 and last revised 2/13/1996 and recorded in the Office for the Recording of Deeds, in and for Bucks County, at Doylestown, Pennsylvania, in Plan Book No. 283 Page 6, as follows, to wit:

TAX PARCEL #12-029-121.

PROPERTY ADDRESS: 129 Sunnyside Lane, Perkasio, PA 18944.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **REBECCA A. PATZER, STEVEN A. PATZER.**

LEEANE O. HUGGINS, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-05735

Santander Bank, N.A. v. Elva L. Murphy, Thomas J. Murphy owner(s) of property situate in the **TOWNSHIP OF EAST ROCKHILL**, BUCKS County, Pennsylvania, being 1324 Tunnel Road, Perkasio, PA 18944-2126.

TAX PARCEL #12-008-109-001.

PROPERTY ADDRESS: 1324 Tunnel Road, Perkasio, PA 18944-2126.

JUDGMENT AMOUNT: \$265,002.89.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ELVA L. MURPHY, THOMAS J. MURPHY.**

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

FALLS TOWNSHIP

DOCKET #2013-06879

US Bank National Association, as Trustee for Structured Asset Securities Corporation

Mortgage Loan Trust 2005-Rf5 v. Graham O. McKenzie, Gary O. Garvey owner(s) of property situate in **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 131 Penns Grant Drive, Morrisville, PA 19067-4918.

TAX PARCEL #13-030-357.

PROPERTY ADDRESS: 131 Penns Grant Drive, Morrisville, PA 19067-4918.

JUDGMENT AMOUNT: \$301,722.71.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GRAHAM O. MCKENZIE, GARY O. GARVEY.**

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

DOCKET #2014-05898

TAX PARCEL #13-19-90.

PROPERTY ADDRESS: 135 Vermilion Drive, **FALLS TOWNSHIP**, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HANK S. HOM, JEANNIE M. HOM.**

POWERS, KIRN & ASSOCIATES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

HILLTOWN TOWNSHIP

DOCKET #2014-06768

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as the Townhouses at Centennial Ridge, located at Township Line Road, **HILLTOWN TOWNSHIP**, Bucks County, Pennsylvania, which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the recording in the Office of the Recording of Deeds of Bucks County, a Declaration dated June 5, 1974 and recorded on June 12, 1974 in Deed Book 2129 page 112 and Declaration Plan dated April 30, 1974 and recorded June 12, 1974 in Plan Book 123 page 8; and a Code of Regulation dated June 7, 1974 and recorded June 12, 1974 in Deed Book 2129 page 123, being designated on Declaration Plan as Unit 39, Building G, as more fully described in such Declaration Plan and Declaration together with a proportionate

undivided interest in the Common Elements (as defined in such Declaration) of 1.51%.

TAX PARCEL #15-3-8-39.

PROPERTY ADDRESS: 39 Centennial Road, Telford, PA 18969.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT HOOD a/k/a HOOD T. ROBERT, KIMBERLY HOOD a/k/a KIMBERLY ANN HOOD.**

LEEANE O. HUGGINS, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

LOWER MAKEFIELD TOWNSHIP

DOCKET #2013-06260

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. v. Glenda Vanderborght, Cornelius Vanderborght owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 2204 Waterford Road, Yardley, PA 19067-5432.

TAX PARCEL #20-071-146-085.

PROPERTY ADDRESS: 2204 Waterford Road, Yardley, PA 19067-5432.

JUDGMENT AMOUNT: \$134,006.81.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GLENDIA VANDERBORGHT, CORNELIUS VANDERBORGHT.**

PHELAN HALLINAN

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

DOCKET #2014-04437

Wells Fargo Bank, NA v. Mary Elizabeth Linde owner(s) of property situate in **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 40 Manor Lane North a/k/a 40 Manor Lane, Yardley, PA 19067-1814.

TAX PARCEL #20-046-020.

PROPERTY ADDRESS: 40 Manor Lane North a/k/a 40 Manor Lane, Yardley, PA 19067-1814.

JUDGMENT AMOUNT: \$256,699.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARY ELIZABETH LINDE.**

PHELAN HALLINAN

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

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2012-07917

CitiMortgage, Inc. v. Stephen Delaney owner(s) of property situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, BUCKS County, Pennsylvania, being 126 Windswept Drive, Trevoese, PA 19053-7822.

TAX PARCEL #21-010-041.

PROPERTY ADDRESS: 126 Windswept Drive, Trevoese, PA 19053-7822.

JUDGMENT AMOUNT: \$241,452.10.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2014-00652

ALL THAT CERTAIN lot or piece of ground, Situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks and Commonwealth of Pennsylvania, described according to a minor subdivision of Lots 205 and 206, Woodlyn Crossing, made by Tri-State Engineers and Land Surveyors, Inc. Feasterville, Pa. dated 10/18/1978 and revised 3/27/1979, recorded in the Office for the Recording of Deeds in and for Bucks County in Plan Book 182 page 20, as follows, to wit: TAX PARCEL #21-025-200.

PROPERTY ADDRESS: 944 Edgewood Lane, Langhorne, PA 19053.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANTONIO GONZALEZ.**

POWERS, KIRN & ASSOCIATES

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

DOCKET #2014-06520

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

TAX PARCEL #21-009-190.

PROPERTY ADDRESS: 54 Lilly Drive,
Feasterville, Pennsylvania 19053.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **MELISSA
S. COLLINS.**

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

MIDDLETOWN TOWNSHIP

DOCKET #2013-01820

Wells Fargo Bank, N.A. v. Cherie Heinemann
a/k/a Cherie Lynne Heinemann, Frederick
J. Heinemann owner(s) of property situate
in **MIDDLETOWN TOWNSHIP**, BUCKS
County, Pennsylvania, being 38 Quincy
Drive, Levittown, PA 19057-1926.

TAX PARCEL #22-064-005.

PROPERTY ADDRESS: 38 Quincy Drive,
Levittown, PA 19057-1926.

JUDGMENT AMOUNT: \$122,123.59.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **CHERIE
HEINEMANN a/k/a CHERIE LYNNE
HEINEMANN, FREDERICK J.
HEINEMANN.**

PHELAN HALLINAN

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

DOCKET #2013-02003

Bank of America, N.A., as Successor by
Merger to BAC Home Loans Servicing, LP
f/k/a Countrywide Home Loans Servicing, LP
v. Jeffrey Mele, Kimberlee D. Mele owner(s)
of property situate in the **MIDDLETOWN
TOWNSHIP**, BUCKS County, Pennsylvania,
being 107 North Forsythia Drive, Levittown,
PA 19056-1935.

TAX PARCEL #22-050-368.

PROPERTY ADDRESS: 107 North Forsythia
Drive, Levittown, PA 19056-1935.

JUDGMENT AMOUNT: \$182,070.21.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY
MELE, KIMBERLEE D. MELE.**

PHELAN HALLINAN

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

DOCKET #2013-04714

Nationstar Mortgage LLC v. Lori G. Barrett-
Heyduk, in Her Capacity as Executrix and
Deviser of the Estate of Gail K. Grassi,
Donald J. Grassi, in His Capacity as Heir
of the Estate of Gail K. Grassi, Holly Kelly,
in Her Capacity as Devisee of the Estate of
Gail K. Grassi owner(s) of property situate
in **MIDDLETOWN TOWNSHIP**, BUCKS
County, Pennsylvania, being 324 Sunset
Avenue, Pennel, PA 19047-7570.

TAX PARCEL #22-041-103.

PROPERTY ADDRESS: 324 Sunset Avenue,
Pennel, PA 19047-7570.

JUDGMENT AMOUNT: \$321,842.31.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **LORI G.
BARRETT-HEYDUK, IN HER CAPACITY
AS EXECUTRIX AND DEVISEE OF THE
ESTATE OF GAIL K. GRASSI, DONALD
J. GRASSI, IN HIS CAPACITY AS HEIR
OF THE ESTATE OF GAIL K. GRASSI,
HOLLY KELLY, IN HER CAPACITY AS
DEVISEE OF THE ESTATE OF GAIL K.
GRASSI.**

PHELAN HALLINAN

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

DOCKET #2013-09456

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

TAX PARCEL #22-090-052.

PROPERTY ADDRESS: 13 Black Eyed
Susan Road, Langhorne, Pennsylvania 19047.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **DOROTHY
PECHTER TRUST, KERRY PECHTER,
EXECUTOR OF THE ESTATE OF ALLEN
PECHTER a/k/a ALLEN A. PECHTER,
DECEASED MORTGAGOR AND REAL
OWNER.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2014-00674

All That Certain situate in the **TOWNSHIP/
BOROUGH OF MIDDLETOWN** in Bucks
County, Commonwealth of Pennsylvania.

TAX PARCEL #22-020-062-001.
 PROPERTY ADDRESS: 643 Comly Avenue,
 Langhorne, Pennsylvania 19047.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **KRISTINE
 DEERING.**
TERRENCE J. McCABE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-01147

Wells Fargo Bank, N.A. v. Rita Camp, Robert
 J. Balascsak owner(s) of property situate in
MIDDLETOWN TOWNSHIP, BUCKS
 County, Pennsylvania, being 412 Lawrence
 Circle, Langhorne, PA 19047-2044.
 TAX PARCEL #22-009-133.
 PROPERTY ADDRESS: 412 Lawrence
 Circle, Langhorne, PA 19047-2044.
 JUDGMENT AMOUNT: \$274,097.05.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **RITA
 CAMP, ROBERT J. BALASCSAK.**
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

MORRISVILLE BOROUGH

DOCKET #2014-03771

ALL THAT CERTAIN lot or piece of
 ground located in the **BOROUGH OF
 MORRISVILLE**, County of Bucks and
 Commonwealth of Pennsylvania.
 TAX PARCEL #24-002-014.
 PROPERTY ADDRESS: 19 Carlisle Circle,
 Morrisville, PA 19067.
 IMPROVEMENTS: A SINGLE FAMILY
 RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **ALBERT
 TRAGESER, SOLELY IN HIS CAPACITY
 AS HEIR OF ELIZABETH TRAGESER,
 DECEASED, MARY SONTHEIMER,
 SOLELY IN HER CAPACITY AS HEIR OF
 ELIZABETH TRAGESER, DECEASED,
 THOMAS TRAGESER, SOLELY IN HIS
 CAPACITY AS HEIR OF ELIZABETH
 TRAGESER, DECEASED, WILLIAM
 TRAGESER, SOLELY IN HIS CAPACITY
 AS HEIR OF ELIZABETH TRAGESER,
 DECEASED, GRACE TRAGESER
 BOEHM, SOLELY IN HER CAPACITY**

**AS HEIR OF ELIZABETH TRAGESER,
 DECEASED, MARGARET TRAGESER
 JORDAN, SOLELY IN HER CAPACITY
 AS HEIR OF ELIZABETH TRAGESER,
 DECEASED.**

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

NEW HOPE BOROUGH

DOCKET #2013-06452

OCWEN Loan Servicing LLC v. Julia G.
 Williamson owner(s) of property situate in
NEW HOPE BOROUGH, BUCKS County,
 Pennsylvania, being 200 West Bridge Street,
 New Hope, PA 18938-1425.
 TAX PARCEL #27-006-066.
 PROPERTY ADDRESS: 200 West Bridge
 Street, New Hope, PA 18938-1425.
 JUDGMENT AMOUNT: \$555,038.39.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **JULIA G.
 WILLIAMSON.**
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

NEWTOWN BOROUGH

DOCKET #2014-00400

ALL THOSE CERTAIN lots, piece or parcel
 of land, with the buildings and improvements
 thereon erected, situate, lying and being
 in the **BOROUGH OF NEWTOWN**,
 County of BUCKS, Commonwealth of
 PENNSYLVANIA.
 TAX PARCEL #28-2-46.
 PROPERTY ADDRESS: 31 South State
 Street, Newtown, PA 18940.
 IMPROVEMENTS: CONSISTS OF A
 COMMERCIAL DWELLING.
 SOLD AS THE PROPERTY OF: **NEWTOWN
 31 S STATE FEE, LP.**
MICHAEL J. SHAVEL, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

NEWTOWN TOWNSHIP

DOCKET #2013-08789

Green Tree Servicing LLC v. Herta Dickey
 a/k/a Herta R. Dickey owner(s) of property

situate in the **NEWTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 158 Colonial Drive, Newtown, PA 18940-1104.
 TAX PARCEL #29-034-009.
 PROPERTY ADDRESS: 158 Colonial Drive, Newtown, PA 18940-1104.
 JUDGMENT AMOUNT: \$482,380.57.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **HERTA DICKEY a/k/a HERTA R. DICKEY. PHELAN HALLINAN**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

NORTHAMPTON TOWNSHIP

DOCKET #2011-01772

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks and Commonwealth of Pennsylvania.
 TAX PARCEL #31-077-102.
 PROPERTY ADDRESS: 305 Bless Circle, Richboro, PA 18954.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **ANDREW ZETTLER, IRIS ZETTLER. POWERS, KIRN & ASSOCIATES**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2012-07086

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks and State of Pennsylvania, known as 15 Buck Road, Holland, PA 18966.
 TAX PARCEL #31-26-38.
 PROPERTY ADDRESS: 15 Buck Road, Holland, PA 18966.
 IMPROVEMENTS: RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **DAVID M. KLINGER, MICHELE KLINGER. SCOTT P. SHECTMAN**, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-01535

Hsbc Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-8 v. Regina A.

Hilser-Ulrich, Gerard M. Ulrich owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 140 Gwyn Lynn Drive a/k/a 140 Gwynn Lynn Drive, Ivyland, PA 18974-1463.
 TAX PARCEL #31-052-092.
 PROPERTY ADDRESS: 140 Gwynn Lynn Drive a/k/a 140 Gwynn Lynn Drive, Ivyland, PA 18974-1463.
 JUDGMENT AMOUNT: \$769,715.18.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **REGINA A. HILSER-ULRICH, GERARD M. ULRICH. PHELAN HALLINAN**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

PERKASIE BOROUGH

DOCKET #2013-04011

Nationstar Mortgage LLC v. Peter T. Keating, Susan M. Brazen owner(s) of property situate in **PERKASIE BOROUGH**, BUCKS County, Pennsylvania, being 124 South 2nd Street, Perkasio, PA 18944-1603.
 TAX PARCEL #33-005-254.
 PROPERTY ADDRESS: 124 South 2nd Street, Perkasio, PA 18944-1603.
 JUDGMENT AMOUNT: \$210,172.30.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **PETER T. KEATING, SUSAN M. BRAZEN. PHELAN HALLINAN**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-03494

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **BOROUGH OF PERKASIE**, County of Bucks and Commonwealth of Pennsylvania.
 TAX PARCEL #33-009-126.
 PROPERTY ADDRESS: 313 Hampton Circle, Perkasio, Pennsylvania 18944.
 IMPROVEMENTS: RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **FRANK E. HAFFLEY. TERRENCE J. McCABE**, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

QUAKERTOWN BOROUGH

DOCKET #2014-06517

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

TAX PARCEL #35-004-109.

PROPERTY ADDRESS: 1013 West Broad Street, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **ELIZABETH A. PIO.**

ANDREW J. MARLEY, Esquire

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

RICHLAND TOWNSHIP

DOCKET #2010-10412

PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation v. Heather Tweed, in Her Capacity as CO-Administratrix and Heir of the Estate of William E. Gardner, Christopher Gardner, in His Capacity as CO-Administrator and Heir of the Estate of William E. Gardner, Danielle Gardner, in Her Capacity as CO-Administratrix and Heir of the Estate of William E. Gardner, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under William E. Gardner, Deceased owner(s) of property situate in the **TOWNSHIP OF RICHLAND**, BUCKS County, Pennsylvania, being 468 Richlandtown Pike, Quakertown, PA 18951-2524.

TAX PARCEL #36-033-006.

PROPERTY ADDRESS: 468 Richlandtown Pike, Quakertown, PA 18951-2524.

JUDGMENT AMOUNT: \$155,172.61.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HEATHER TWEED, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF WILLIAM E. GARDNER, CHRISTOPHER GARDNER, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF WILLIAM E. GARDNER, DANIELLE GARDNER, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE**

ESTATE OF WILLIAM E. GARDNER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM E. GARDNER, DECEASED.

PHELAN HALLINAN

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

DOCKET #2012-07074

PROPERTY BEING KNOWN AS: 825 North West End Boulevard, Quakertown, **RICHLAND TOWNSHIP**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #36-005-044.

PROPERTY ADDRESS: 825 North West End Boulevard, Quakertown.

IMPROVEMENTS: AN INDUSTRIAL HIGH BAY GARAGE WITH 3 OVERHEAD DOORS CONTAINING 3,600 SQUARE FEET. THERE ARE AN ADDITIONAL TWO RESIDENTIAL DWELLINGS ON SITE. ONE RESIDENTIAL BUILDING IS UNOCCUPIED AND DILAPIDATED. THE OTHER RESIDENTIAL BUILDING IS BRICK EXTERIOR, 1,800 SQUARE FEET AND 1.5 STORIES.

SOLD AS THE PROPERTY OF: **ETHAN L. GOOD, CAROL JOY GOOD, DELBAR TRUST, U/D/T DATED SEPTEMBER 3, 2010.**

JOHN F. HACKER, Esquire

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

DOCKET #2014-02450

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

BEING more fully described in a Deed dated September 26, 1991, among the land records of the County and State set forth above, in Deed Volume 354, Page 1315.

TAX PARCEL #36-048-152.

PROPERTY ADDRESS: 72 Stonegate Road a/k/a 72 Stonegate Village, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DEBBIE A. EVANGELISTA, ADMINISTRATRIX**

OF THE ESTATE OF STEPHEN E. HILDWINE.

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

DOCKET #2014-06647

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

TAX PARCEL #36-032-075.

PROPERTY ADDRESS: 1161 Virginia Way, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **MARIA ANN FORTNER, RICHARD JAMES FORTNER.**

WILLIAM E. MILLER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

SPRINGFIELD TOWNSHIP

DOCKET #2012-00468

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

TAX PARCEL #42-014-029.

PROPERTY ADDRESS: 3163 Route 212, Springtown, PA 18081.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DENISE C. KELLEY.**

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

TELFORD BOROUGH

DOCKET #2013-01620

U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee, for Chase Mortgage Finance Corporation Multi-Class Mortgage Pass-Through Certificates, Series 2005-2 v. H. Bruce Wenger owner(s) of property situate in the **BOROUGH OF TELFORD**, BUCKS County, Pennsylvania, being 15 East Central Avenue a/k/a 15 Central Avenue, Telford, PA 18969-1810.

TAX PARCEL #43-3-10.

PROPERTY ADDRESS: 15 East Central Avenue a/k/a 15 Central Avenue, Telford, PA 18969-1810.

JUDGMENT AMOUNT: \$172,925.32.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **H. BRUCE WENGER.**

PHELAN HALLINAN

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

TINICUM TOWNSHIP

DOCKET #2014-07040

ALL THAT CERTAIN piece or parcel of land with the buildings and improvements thereon erected, Situate in the **TOWNSHIP OF TINICUM**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described in accordance with a survey or plan thereof made by Weisel and Gilmore Associates, Inc., Registered Engineer and Land Surveyor, dated January 26, 1976 and March 23, 1976 as follows, to wit:

TAX PARCEL #44-6-36-1.

PROPERTY ADDRESS: 380 Geigel Hill Road, Upper Black Eddy, PA 18972.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RUBY JEAN COOK.**

LEEANE O. HUGGINS, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

TRUMBAUERSVILLE BOROUGH

DOCKET #2014-06657

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

TAX PARCEL #45-003-117-001.

PROPERTY ADDRESS: 25 South Main Street, Trumbauersville, PA 18970.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JENNA BERGSTRESSER, DAVID BERGSTRESSER.**

WILLIAM E. MILLER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

UPPER MAKEFIELD TOWNSHIP

DOCKET #2014-02757

ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS HERITAGE HILLS CONDOMINIUM, LOCATED IN THE **TOWNSHIP OF UPPER MAKEFIELD**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #47-031-001-121.

PROPERTY ADDRESS: 61 Sentinel Road No. 121, Washington Crossing, Pennsylvania 18977.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **DONNA ARTZ DICENZO**.

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2012-08215

CitiMortgage, Inc. v. David Paul Bee owner(s) of property situate in the **TOWNSHIP OF UPPER SOUTHAMPTON**, BUCKS County, Pennsylvania, being 125 Charles Street, Southampton, PA 18966-3623.

TAX PARCEL #48-005-018.

PROPERTY ADDRESS: 125 Charles Street, Southampton, PA 18966-3623.

JUDGMENT AMOUNT: \$342,154.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID PAUL BEE**.

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-00836

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

BEING more fully described in a Deed dated February 22, 2007, among the land records of the County and State set forth above, in Deed Volume 5342, Page 1076.

TAX PARCEL #48-028-011-010.

PROPERTY ADDRESS: 1450 Donna Drive, Southampton, PA 18966.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ANDREW WILLIAM KAMPF, JOANNA M. KAMPF, UNITED STATES OF AMERICA.**

SCOTT A. DIETTERICK, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-01722

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

BEING more fully described in a Deed dated July 22, 2005, among the land records of the County and State set forth above, in Deed Volume 4572, Page 1420.

TAX PARCEL #48-016-0911604.

PROPERTY ADDRESS: 1604 Steamboat Station a/k/a Unit 1604, Steamboat Station Condominium, Southampton, PA 18966.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CLAUDIA DeFORSET a/k/a CLAUDIA DeFOREST HIGHT EXECUTRIX AND HEIR OF THE ESTATE OF LORRAINE K. COOMBER a/k/a LORRAINE KNIGHT COOMBER a/k/a LORRAINE COOMBER.**

SCOTT A. DIETTERICK, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

WARMINSTER TOWNSHIP

DOCKET #2009-11335

JPMorgan Chase Bank, National Association s/b/m Chase Home Finance, LLC v. Joseph D. Fleisch a/k/a Joseph Fleisch, Cynthia Sigafos a/k/a Cynthia Fleisch a/k/a Cynthia A. Sigafos owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 180 Magnolia Road, Warminster, PA 18974-4381.

TAX PARCEL #49-014-243.

PROPERTY ADDRESS: 180 Magnolia Road, Warminster, PA 18974-4381.

JUDGMENT AMOUNT: \$314,096.83.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH D. FLEISCH a/k/a JOSEPH FLEISCH, CYNTHIA SIGAFOOS a/k/a CYNTHIA FLEISCH a/k/a CYNTHIA A. SIGAFOOS. PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-02615

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

TAX PARCEL #49-036-295.

PROPERTY ADDRESS: 1558 Deer Run Road, Warminster, PA 18974.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS OF MARIE C. WERLEY, DECEASED, JENNIFER A. WERLEY, IN HER CAPACITY AS HEIR OF MARIE C. WERLEY, DECEASED, KAREN M. CHICKANOSKY, IN HER CAPACITY AS HEIR OF MARIE C. WERLEY, DECEASED, MARK F. WERLEY, IN HIS CAPACITY AS HEIR OF MARIE C. WERLEY, DECEASED.**

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

DOCKET #2013-03770

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

TAX PARCEL #49-002-002.

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

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **MILTON GUZMAN, BERNADINA GUZMAN.**

WILLIAM E. MILLER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-06649

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

TAX PARCEL #49-019-073-001.

PROPERTY ADDRESS: 446 Maple Street, Warminster, PA 18974.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL KINDERMANN.**

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

WARRINGTON TOWNSHIP

DOCKET #2013-00302

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Joseph A. Macnichol a/k/a Joseph Macnichol, Melissa A. Macnichol a/k/a Melissa Macnichol owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, being 2983 Bristol Road, Warrington, PA 18976-1409.

TAX PARCEL #50-026-076.

PROPERTY ADDRESS: 2983 Bristol Road, Warrington, PA 18976-1409.

JUDGMENT AMOUNT: \$274,569.92.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH A. MACNICHOL a/k/a JOSEPH MACNICHOL, MELISSA A. MACNICHOL a/k/a MELISSA MACNICHOL.**

PHELAN HALLINAN

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

DOCKET #2013-04422

All Those 7 Certain contiguous lots or parcel of land situate in the **TOWNSHIP OF WARRINGTON**, County of Bucks and State of Penna.

TAX PARCEL #50-036-082.

PROPERTY ADDRESS: 874 Warrington Avenue, Warrington, Pennsylvania 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KENNETH J. PELTZ, JR., MONICAA. PELTZ.**

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

DOCKET #2013-09040

Bank of America, N.A. v. Debbie Cramer owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, being 140 Billingsley Drive, Chalfont, PA 18914-3549.

TAX PARCEL #50-058-020.

PROPERTY ADDRESS: 140 Billingsley Drive, Chalfont, PA 18914-3549.

JUDGMENT AMOUNT: \$382,837.89.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **DEBBIE CRAMER.**

PHELAN HALLINAN

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

DOCKET #2014-01069

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Jason E. Martin a/k/a Jason Elwood Martin, Christine A. Martin a/k/a Christine Alexandria Martin owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, being 2205 Lisa Drive, Warrington, PA 18976-1831.

TAX PARCEL #50-025-241.

PROPERTY ADDRESS: 2205 Lisa Drive, Warrington, PA 18976-1831.

JUDGMENT AMOUNT: \$192,735.78.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JASON E. MARTIN a/k/a JASON ELWOOD MARTIN, CHRISTINE A. MARTIN a/k/a CHRISTINE ALEXANDRIA MARTIN.**

PHELAN HALLINAN

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

WARWICK TOWNSHIP

DOCKET #2008-07982-27-1

Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc. v. Thomas B. Stevenson, Terri L. Stevenson owner(s) of property situate in the **WARWICK TOWNSHIP**, BUCKS County, Pennsylvania, being 2170 Cambridge Cir., Jamison, PA 18929-1541.

TAX PARCEL #51-019-084.

PROPERTY ADDRESS: 2170 Cambridge Cir., Jamison, PA 18929-1541.

JUDGMENT AMOUNT: \$214,193.98.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS B. STEVENSON, TERRI L. STEVENSON.**

PHELAN HALLINAN

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

DOCKET #2014-06793

Santander Bank, N.A. v. Heath J. Epstein a/k/a Heath Epstein, Stacy B. Epstein owner(s) of property situate in the **WARWICK TOWNSHIP**, BUCKS County, Pennsylvania, being 306 Silver Oak Court, Warwick, PA 18974-3851.

TAX PARCEL #51-029-202.

PROPERTY ADDRESS: 306 Silver Oak Court, Warwick, PA 18974-3851.

JUDGMENT AMOUNT: \$189,156.17.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **HEATH J. EPSTEIN a/k/a HEATH EPSTEIN, STACY B. EPSTEIN.**

PHELAN HALLINAN

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

WEST ROCKHILL TOWNSHIP

DOCKET #2014-06763

Green Tree Servicing LLC v. Robert Tritsch, Suzanne Tritsch owner(s) of property situate in the **WEST ROCKHILL TOWNSHIP**, BUCKS County, Pennsylvania, being 314 Shady Lane, Sellersville, PA 18960.

TAX PARCEL #52-003-047.

PROPERTY ADDRESS: 314 Shady Lane, Sellersville, PA 18960.

JUDGMENT AMOUNT: \$286,541.76.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT TRITSCH, SUZANNE TRITSCH.**

PHELAN HALLINAN

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

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

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

Feb. 19, 26; Mar. 5

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.

High Ridge Design, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Robert J. Donaghy, Solicitor
301 South State Street
E-100
Newtown, PA 18940

Feb. 26

Superior Business Consulting, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Gavin R. Laboski, Solicitor
174 West State Street
Doylestown, PA 18901

Feb. 26

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 **GOODNOE ELEMENTARY SCHOOL PTO, INC.**

The Articles of Incorporation (filing date) November 12, 2014.

The purpose or purposes for which it was organized are as follows: serving as a parent-teacher organization associated with an elementary school.

Stephanie L. Sikora, Solicitor
Stuckert and Yates
2 North State Street
Newtown, PA 18940

Feb. 26

Classified Ad

LAW OFFICE RENTAL SPACE AVAILABLE

Located in the West End 19th Street District at 1908 W. Allen Street, Allentown, PA 18104.

Suites ranging from 200 square feet to 1,500 square feet, with additional use of two conference rooms. Off-street parking available for attorneys, staff and clients.

If interested, e-mail to mpavlack@ptd.net.

Feb. 19, 26

Office Space – Street Road Corridor

Furnished office in small suite available immediately. \$550/mo. Secretarial space also available. Call Terri (215) 956-9099.

Feb. 19, 26; Mar. 5, 12

FIRM SEEKS EXPERIENCED FAMILY LAW ATTORNEY

Long established, nationally recognized, AV Rated, Doylestown, Bucks County law firm seeks attorney with family law experience to join family law section of firm. All inquiries confidential. Please send resume to Ad #29 c/o Bucks County Law Reporter, P.O. Box 300, Doylestown, PA 18901.

Feb. 12, 19, 26

ATTORNEY

Curtin & Heefner LLP, a prominent AV rated Bucks County Law Firm seeks an Associate Attorney with 3-5 years' experience in any or all of the following areas: general insurance defense, insurance coverage litigation, bad faith and/or first party property. Position requires excellent writing and communication skills with a strong academic background. Pennsylvania and New Jersey Bar Admission required. Please forward resumes to: ADG@curtinheefner.com.

Feb. 5, 12, 19, 26

Confirmation of Account

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

HEREBY GIVES NOTICE PURSUANT TO Section 745 of the Probate, Estates and Fiduciaries Code that the following Fiduciaries

will present their accounts, theretofore filed with the Clerk of the Orphans' Court Division for Audit and confirmation pursuant to Sections 3511, 5163, 5533 and 7183 of said Code, at 10:00 A.M. on **March 2, 2015**, in Courtroom #260 on the second floor of the JUSTICE CENTER, DOYLESTOWN, PA.

Any person who fails to present his/her claim or make objections in person or by attorney at the audit or confirmation of the account will be barred forever from so doing.

BERTHA M. BUCKLIN – Stephen J. Haraschak and James David Bucklin, Sr., Executors

RICHARD L. CASTOR – Nancy L. DePue, Executrix

BRIAN COONEY – Brendon Cooney, Executor

DORIS COWELL – Raymond S. Cowell, Executor

JULIA MABEL KATES – PNC Bank National Association (formally Provident National Bank)

EDITH LICHTMAN – Lynn S. Evans, Esquire, Trustee

MARTIN NUSSBAUM – Irene R. Rubin, Executrix

BRETT J. SEXTON – Allyson Sexton, Executrix

EMILIO TOLEDO, A MINOR – National Penn Investors Trust Company, Guardian Under Court Apt. dtd. 10/9/2009

FRANCIS C. VANNOY – David Barbour, III, Executor

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

Feb. 19, 26

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

CROSSMAN, SUSANNE J., dec'd.

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

Co-Executors: **ERNEST M. DeCARO, III** and **CONSTANCE LOUISE FOUST** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

FEIT, MICHAEL S. a/k/a **MICHAEL FEIT**, dec'd.

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

Executors: **MARK L. SILOW**, **SHANNON L. FEIT** a/k/a **SHANNON FEIT** and **SETH FEIT** c/o Barbara R. Flacker, Esquire, 2000 Market St., 20th Fl., Philadelphia, PA 19103-3222.

Attorney: **BARBARA R. FLACKER**, Fox Rothschild, LLP, 2000 Market St., 20th Fl., Philadelphia, PA 19103-3222.

FRITZ, PATRICIA A., dec'd.

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

Executor: **ROBERT M. FRITZ, JR.**, 30 Avenrowe Court, Fairless Hills, PA 19030.

Attorney: **HENRY A. CARPENTER, II**, 301 Oxford Valley Road, Suite 101B, Yardley, PA 19067.

GOULD, SHELDON a/k/a **SHELDON ARTHUR GOULD**, dec'd.

Late of Fairless Hills, Bucks County, PA. Executrix: **BARBARA STEIN**, 1824 Garden Court, Langhorne, PA 19047.

HAAG, RONALD, dec'd.

Late of Doylestown, Bucks County, PA. Executrix: **CAROLE HAAG**, 4 Broadacre Road, Doylestown, PA 18901.

Attorney: **RICHARD L. NEWMAN**.

HALL, DONOVAN MAURICE, dec'd.

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

Executrix: **LISA M. HALL**, 26 Park Ave., A-15, Chalfont, PA 18914.

HARRIS, ANNA L., dec'd.

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

Co-Executors: **DAVID HARRIS** and **BRUCE HARRIS** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

IVINS, BARTON S., JR. a/k/a **BARTON S. IVINS**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **CAROL S. IVINS**, 118 Steeplechase Drive, Doylestown, PA 18901.

Attorney: **PETER M. WILLIAMS**, 1288 Veterans Hwy., Ste. 1A, Levittown, PA 19056.

KRUPP, DAWN F., dec'd.

Late of Telford Borough, Bucks County, PA.

Co-Executors: **GROVER C. ALBRIGHT, III**, 955 Woodlawn Drive, Lansdale, PA 19446 and **CHRISTINE A. KERBER**, 29 Autumn Lea Circle, Telford, PA 18969.

Attorney: **PATRICIA LEISNER CLEMENTS**, 516 Falcon Road, Audubon, PA 19403.

MILLER, RUTH A., dec'd.

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

Executor: **W. SCOTT MILLER**, 105 Spencer Road, Washington Crossing, PA 18977.

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

REED, LeROY, JR. a/k/a **LEE REED**, dec'd.

Late of Oakford, Lower Southampton, Bucks County, PA.

Executors: **MAE D. JAMES**, 3113 Clay Ave., Trevoise, PA 19053 and **CHARLES REED**, 677 Foxhunt Lane, Warminster, PA 18974.

SCEBES, NICHOLAS, dec'd.

Late of Sellersville Borough, Bucks County, PA.

Administratrix: **VASSO SCEBES** c/o Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **JOEL STEINMAN**, Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.

SCHUBERT, GRACE E., dec'd.

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

Executrix: **CHRIS N. THERN**, 93 Birchwood Knoll, Lawrenceville, NJ 08648.

Attorney: **HENRY A. CARPENTER, II**, 301 Oxford Valley Road, Suite 101B, Yardley, PA 19067.

SINNAMON, EDWIN G. a/k/a **ED SINNAMON**, dec'd.

Late of Warrington, Warwick, Bucks County, PA.

Administratrix: **MAUREEN A. SINNAMON-ALLEN**, 1407 W. Fernbrook Dr., Warrington, PA 18976.

SKOLNIK, MARK STEPHEN a/k/a **MARK S. SKOLNIK**, dec'd.

Late of Buckingham Township, Bucks County, PA.

Administratrix: **CAROLE J. SKOLNIK**, a/k/a **CAROLE PENN-SKOLNIK**, 3084 Cloverly Drive, Furlong, PA 18925.

Attorney: **ERIC W. HOPKINS**.

STEFENCAVAGE, RAYMOND J., dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **RAYMOND STEFENCAVAGE**, 1339 Downs Pl., Philadelphia, PA 19116.

SUPPERS, JUNE D. a/k/a **JUNE DOLORES SUPPERS**, dec'd.

Late of 925 Center Ave., W. Bristol Township, Bucks County, PA.

Executor: **JOSEPH H. SUPPERS, JR.**, 925 Center Ave., W. Bristol, PA 19007.

WARNER, MARIE T. a/k/a **MARIE WARNER**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executors: **DAVID E. WARNER**, 1780 Old Morris Rd., Harleysville, PA 19438 and **MARK A. WARNER**, 757 Daniel Dr., Collegeville, PA 19426.

Attorney: **STEPHEN T. ELINSKI**, Salvo, Rogers & Elinski PC, 510 Township Line Rd., Suite 150, Blue Bell, PA 19422.

WAX, HELEN a/k/a **HELEN F. WAX**, dec'd.

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

Executrix: **DOROTHY M. WAX** c/o Alfred J. Merlie, Esquire, 261 Old York Rd., Ste. 733, Jenkintown, PA 19046.

Attorney: **ALFRED J. MERLIE**, 261 Old York Rd., Ste. 733, Jenkintown, PA 19046.

WEISS, EARLE, dec'd.

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

Executors: **LAWRENCE WEISS** and **SALLY ZIBELMAN** c/o Larry Scott Auerbach, Esquire, 1000 Easton Rd., Abington, PA 19001.

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

WORTHINGTON, DONALD F., dec'd.

Late of East Rockhill Township, Bucks County, PA.

Executrix: **JEAN L. SMALLWOOD** c/o R. Leonard Davis, III, Esquire, Drake, Hileman & Davis, Bailiwick Office Campus, Suite 15, P.O. Box 1306, Doylestown, PA 18901.

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

ZETTLEMOYER, GERALDINE D., dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **UNIVEST BANK AND TRUST CO.**, 14 N. Main Street, P.O. Box 64197, Souderton, PA 18964.

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

Second Publication

ASHTON, JOAN R. a/k/a **JOAN RAY ASHTON**, dec'd.

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

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

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

BAGNARELLI, DIANE P., dec'd.

Late of Feasterville, Bucks County, PA.

Administrators: **EDWARD BAGNARELLI**, 5121 Cadagan Court, Bensalem, PA 19020 and **MICHAEL BAGNARELLI**, 102 Longleat Drive, North Wales, PA 19454.

BOND, FLORENCE B., dec'd.

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

Executor: **RICHARD DANESE, JR.** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

Attorney: **RICHARD DANESE, JR.**, Stuckert and Yates, Two North State Street, Newtown, PA 18940.

BRABANT, WILLIAM F., dec'd.

Late of Buckingham Township, Bucks County, PA.

Executor: **PAUL A. BRABANT**, 470 Grouse Court E., New Hope, PA 18938.

CARROLL, HELEN M. a/k/a **HELEN MARY CARROLL**, dec'd.

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

Executrix: **KATHLEEN ROBERTS** c/o Alice J. Tillger, Esquire, 271 Bethlehem Pike, Ste. 202, Colmar, PA 18915.

Attorney: **ALICE J. TILLGER**, 271 Bethlehem Pike, Ste. 202, Colmar, PA 18915.

CASHEN, ROBERT E., dec'd.

Late of Phoenixville Borough, Chester County, PA.

Executor: **JEFFREY J. CASHEN** 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.

GOLDMAN, SUSANNA, dec'd.

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

Administratrix: **JENNY R. GOLDMAN** c/o Maurice D. Lee, III, Esquire, 1500 Market Street, 38th Floor West, Philadelphia, PA 19102.

Attorney: **MAURICE D. LEE, III**, Saul Ewing, LLP, 1500 Market Street, 38th Floor West, Philadelphia, PA 19102.

MAYFIELD, FRANCIS P., dec'd.

Late of Levittown, Bucks County, PA.

Executrix: **ELLEN M. MAYFIELD**, 26 Cranberry Lane, Levittown, PA 19055.

Attorney: **ALAN W. MOSS**.

MORRASH, SYLVIA a/k/a **SYLVIA RUTH MORRASH**, dec'd.

Late of Plumstead Township.

Executor: **JOHN MICHAEL MORRASH** 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.
- PROTINSKY, LOIS V.** a/k/a **LOIS PROTINSKY**, dec'd.
Late of Doylestown, Bucks County, PA.
Executor: **HENRY S. PROTINSKY**, 14 Salter's Farm Road, Califon, NJ 07830.
- RAMSAY, MARY ANN**, dec'd.
Late of the Township of Richland, Bucks County, PA.
Executor: **J. RUSSELL RAMSAY**, 530 Washington Avenue, Sellersville, PA 18960.
Attorney: **RICHARD J. WIEST**, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901.
- REBER, JAMES H., SR.**, dec'd.
Late of Telford Borough, Bucks County, PA.
Executor: **JAMES H. REBER, JR.**, 372 Oak Dr., Harleysville, PA 19438.
Attorney: **CHARLOTTE A. HUNSBERGER**, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.
- RICE, BARRY L.**, dec'd.
Late of Bedminster Township, Bucks County, PA.
Executrix: **DONNA K. RICE**, 601 Deep Run Rd., Perkasio, PA 18944.
Attorney: **CHARLOTTE A. HUNSBERGER**, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.
- RICE, GLADYS G.**, dec'd.
Late of Hilltown Township, Bucks County, PA.
Executrix: **LUCINDA D. ZEIGLER**, 779 Keller Creamery Road, Telford, PA 18964.
Attorney: **FRANCIS X. BUSCHMAN, JR.**, Buschman & Johnson, 228 North Main Street, Souderton, PA 18964.
- RICE, WALTER DENNIS**, dec'd.
Late of Bedminster Township, Bucks County, PA.
Executor: **WAYNE D. RICE**, 9 Dill Ave., Perkasio, PA 18944.
Attorney: **CHARLOTTE A. HUNSBERGER**, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.
- RIDDLE, CLAIRE M.** a/k/a **CLAIRE RIDDLE**, dec'd.
Late of Falls Township, Levittown, Bucks County, PA.
Executrix: **MARGARET F. RIDDLE**, 16 Nearwood Lane, Levittown, PA 19054.
- ROARTY, CAROL A.** a/k/a **CAROL ROARTY**, dec'd.
Late of the Borough of Bristol, Bucks County, PA.
Executrix: **KATHRYN LYNN**, 246 Harrison Street, Bristol, PA 19007.
Attorney: **FRANCIS X. DILLON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.
- ROMANO, ROBERT A.**, dec'd.
Late of Northampton Township, Bucks County, PA.
Co-Executors: **BRIAN J. ROMANO**, 650 Woodspring Dr., Warrington, PA 18976 and **PATRICIA M. ROMANO**, 180 Green Dr., Churchville, PA 18966.
- RYZNER, PAULINE C.**, dec'd.
Late of Green Lane, W. Rockhill Twp., Bucks County, PA.
Executor: **DANIEL H. BODEN**, 16 Beekman Pl., Cherry Hill, NJ 08002.
- SCHULTICE, MARY P.**, dec'd.
Late of Plumstead Township, Bucks County, PA.
Executors: **TAYLOR S. and CAROL F. FOX**, 116 Banes Rd., Southampton, PA 18966, **TAYLOR J. FOX**, 1452 Foster Rd., Warminster, PA 18974 and **LISA C. FOX-PFEIFFER**, 27 E. Charles Street, Palmyra, NJ 08065.
Attorney: **JEFFREY K. LANDIS**, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.
- SEIBERT, GERTRUDE C.**, dec'd.
Late of Furlong, Buckingham Twp., Bucks County, PA.
Executrix: **JUDITH RUPINSKI**, P.O. Box 342, Furlong, PA 18925.
- SHAW, WILLIAM T., JR.** a/k/a **WILLIAM T. SHAW**, dec'd.
Late of Upper Southampton Township, Bucks County, PA.
Executrix: **LOIS SHAW-TUCCI**, 3011 Sandpiper Bay Circle, #C302, Naples, FL 34112.

SIEGLE, BETTY JANE, dec'd.

Late of Warminster Twp., Bucks County, PA.

Executor: **ROBERT E. SIEGLE** c/o Edward Benoff, Esquire, 5 Neshaminy Interplex, Suite 205, Trevoese, PA 19053.

Attorney: **EDWARD BENOFF**, 5 Neshaminy Interplex, Suite 205, Trevoese, PA 19053.

SNYDER, BRUCE J. a/k/a BRUCE JOHN SNYDER, dec'd.

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

Executor: **BRUCE J. SNYDER** c/o E. Garrett Gummer, III, Esquire, 1260 Bustleton Pike, Feasterville, PA 19053.

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

STERTHOUS, HENRY J., dec'd.

Late of Warminster Township, Bucks County, PA.

Co-Executrices: **BARBARA O'DONNELL**, 90 Birch Ave., Richboro, PA 18954 and **LINDA STERTHOUS**, 217 Gulph Creek Rd., Radnor, PA 19087.

STEVENS, WALTER R. a/k/a BUD STEVENS, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **ROBERT W. STEVENS**, 2285 Warner School Rd., East Greenville, PA 18041.

STRESSMAN, EILEEN S., dec'd.

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

Administratrix: **KRISTIN OETTINGER** c/o Begley, Carlin & Mandio, LLP, P.O. Box 308, Langhorne, PA 19047.

Attorney: **TODD M. SAILER**, Begley, Carlin & Mandio, LLP, P.O. Box 308, Langhorne, PA 19047.

SWARTZ, J. LESTER, JR., dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrices: **KATHLEEN S. NESTER**, 985 Bypass Rd., Perkasio, PA 18944 and **ELAINE S. HAGER**, 3666 Applebutter Rd., Fountainville, PA 18923.

Attorney: **FRANCIS X. BUSCHMAN, JR.**, Buschman & Johnson, 228 North Main Street, Souderton, PA 18964.

TOMASCHIK, JOSEPH, dec'd.

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

Executrix: **LYDIA BURNS**, 833 Benson Street, Philadelphia, PA 19111.

WELSH, TERRENCE K., dec'd.

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

Administrator: **PETER L. KLENK**, 1701 Walnut Street, 6th Floor, Philadelphia, PA 19103.

Attorney: **AMY H. BESSER**, The Law Offices of Peter L. Klenk & Associates, 1701 Walnut Street, 6th Floor, Philadelphia, PA 19103.

WOLOSHYN, JOSEPH, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Administrator: **DAVID HAFLER** c/o Ronald R. Bolig, Esquire, 301 N. Main Street, Telford, PA 18969.

Attorney: **RONALD R. BOLIG**, 301 North Main Street, Telford, PA 18969.

YARNALL, ISABEL P., dec'd.

Late of Middletown Township, Bucks County, PA.

Executrices: **ISABEL MARTINO** and **BETTY LOU TARITERO** 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.

*Third and Final Publication***BOCKLET, JOHN G.**, dec'd.

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

Administrator: **JOSEPH G. BOCKLET** c/o Nina B. Stryker, Esquire, One Penn Center, 19th Floor, Philadelphia, PA 19103-1895.

Attorney: **NINA B. STRYKER**, Obermayer, Rebmann, Maxwell & Hoppel, LLP, One Penn Center, 19th Floor, Philadelphia, PA 19103-1895.

CAMARDA, JENNIFER, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **PATRICIA WILLIAMS**, 244 15th St., Avalon, NJ 08202.

CORSON, ISABEL M., dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **THOMAS CORSON**, 1085 Farmington Ave., Pottstown, PA 19464.

ECKERT, FRANK O., dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrix: **DEANNA M. ECKERT**, P.O. Box 129, Hilltown, PA 18927.

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

FOSTER, VIRGINIA E. a/k/a **VIRGINIA IVINS FOSTER**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executrix: **CHERYL E. PETERS**, 303 Edgeboro Dr., Newtown, PA 18940.

GAGNON, ETHEL SUE a/k/a **ETHEL S. GAGNON** and **ETHEL GAGNON**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **CAROL A. SHRADER** c/o Richard C. Osterhout, Esquire, 1744 Bridgetown Pike, Feasterville, PA 19053.

Attorney: **RICHARD C. OSTERHOUT**, 1744 Bridgetown Pike, Feasterville, PA 19053.

HERWIG, RICHARD T., SR. a/k/a **RICHARD T. HERWIG**, dec'd.

Late of Upper Southampton, Bucks County, PA.

Executor: **RICHARD T. HERWIG, JR.**, 8254 County Road 64602, Daphne, AL 36526.

Attorney: **ANNE SCHEETZ DAMON**.

HINKLE, JANICE I., dec'd.

Late of Telford Borough, Bucks County, PA.

Executrix: **ANITA E. GIACOBBE**, 2303 River Rock Trail, Kingwood, TX 77345.

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

HUNSBERGER, HERBERT H., dec'd.

Late of Upper Black Eddy/Nockamixon Township, Bucks County, PA.

Executrix: **SUSAN A. FOULKE**, 25 Overlook Ave., Willow Grove, PA 19090.

JOHNSON, EVELYN R., dec'd.

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

Executor: **OKE I. JOHNSON, JR.** c/o Alan G. Wandalowski, Esquire, 131 West State Street, P.O. Box 50, Doylestown, PA 18901.

Attorney: **ALAN G. WANDALOWSKI**, Anheil, Maslow & MacMinn, LLP, 131 West State Street, P.O. Box 50, Doylestown, PA 18901.

KEATES, DOROTHY, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executrix: **LORRIE PEIRCE** c/o Donna J. Wengiel, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

Attorney: **DONNA J. WENGIEL**, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

KRIER, RITA A., dec'd.

Late of Churchville/Southampton, Bucks County, PA.

Executrix: **BERNADETTE O'BRIEN**, 819 Wyoming Avenue, Croydon, PA 19021.

KROTZ, ROBERT F., dec'd.

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

Executrix: **CAROLE BUCH** a/k/a **CAROLE ANN BUCH**, 24 Beidler Drive, Washington Crossing, PA 18977.

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

McPEAK, LORETTA F., dec'd.

Late of Quakertown Borough, Bucks County, PA.

Executor: **EDWARD G. McPEAK**, 439 Ruth Ct., Harleysville, PA 19438.

Attorney: **STEPHEN P. IMMS, JR.**

MEEHAN, MARGARET R. a/k/a **MARGARET (PEGGY) R. MEEHAN**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **JOHN (JACY) F. MEEHAN**, 243 Goldenrod Drive, Upper Gwynedd, PA 19446.

MOSLEY, EDMOND a/k/a **EDMOND S. MOSLEY** and **EDMOND MOSELY**, dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **MELODY GREEN** c/o Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

Attorney: **LISA K. SCHUBEL**.

PALARDY, HENRY J. a/k/a **BUD**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **JACQUELINE DiZIO**, 4804 Southgate Pkwy., Myrtle Beach, SC 29579.

RIGBY, NELLIE E., dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **JAMES A. RIGBY, III** c/o Don F. Marshall, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.
Attorney: **DON F. MARSHALL**, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

SAYRE, JOHN C., dec'd.

Late of Feasterville, Bucks County, PA.
Administratrix: **JOYCE A. SAYRE**, 647 E. Pine St., Feasterville, PA 19053.

SCHWARTZ, LEOPOLD J. a/k/a **LEOPOLD SCHWARTZ**, dec'd.

Late of New Britain Township, Bucks County, PA.

Executor: **BRENDEN E. BRETT**, Esquire, P.O. Box 659, Doylestown, PA 18901-0659.

Attorney: **BRENDEN E. BRETT**, 68 East Court Street, P.O. Box 659, Doylestown, PA 18901-0659.

SCHWARTZMAN, FLORENCE, dec'd.

Late of Doylestown, Bucks County, PA.
Executrix: **ANN SCHWARTZMAN**, 10 Chestnut Dr., Doylestown, PA 18901.

SCHWEIZER, KENNETH P., dec'd.

Late of Bucks County, PA.
Executor: **DAVID A. SCHWEIZER**, 456 Sterling Street, Newtown, PA 18940.

SMITH, SARAH M. a/k/a **SARA M. SMITH**, dec'd.

Late of Telford Borough, Bucks County, PA.

Executrix: **KAY S. STONE**, 111 Cedar Lane, Lansdale, PA 19446.

Attorney: **FRANCIS X. BUSCHMAN, JR.**, Buschman & Johnson, 228 North Main Street, Souderton, PA 18964.

SEKERAK, MARGARET, dec'd.

Late of Levittown/Falls, Bucks County, PA.

Executor: **MARK SEKERAK**, 602 Deerbrook Dr., Yardley, PA 19067.

SNECKENBURG, WILLIAM H. a/k/a **WILLIAM HENRY SNECKENBURG**, dec'd.

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

Executrix: **DIANE S. LAWHORN** c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.

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

SOKOLOVE, LEONARD B., dec'd.

Late of Newtown Township, Bucks County, PA.

Executors: **ROBERT D. SOKOLOVE** and **MICHAEL Y. SOKOLOVE** c/o Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasie, PA 18944-0215.

Attorney: **DIANNE C. MAGEE**, Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasie, PA 18944-0215.

WEAVER, THERESA a/k/a **THERESA S. WEAVER**, dec'd.

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

Co-Executors: **LYNN WEAVER** and **RONALD WEAVER** c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.

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

WHEELER, KENNETH R. a/k/a **KEN WHEELER**, dec'd.

Late of Bristol Borough, Bucks County, PA.

Executrix: **EMILY WHEELER**, 645 Springdale Terrace, Yardley, PA 19067.

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

YOUNG, ANDREW J., dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **JACQUELINE A. RATTIGAN**, 317 Mill Race Lane, Newtown, PA 18940.

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

ZHELTONOGA, ALEX, dec'd.

Late of Nockamixon Township, Bucks County, PA.

Executrix: **JUDITH E. SAVICH**, 7-7 Aspen Way, Doylestown, PA 18901.

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:

Speedway with its principal place of business 2919 Route 413, Bristol, PA 19007.

The name and address of the entity owning or interested in said business is: Hess Retail Operations LLC, One Hess Plaza, Woodbridge, NJ 07095.

The certificate will be filed on or after March 16, 2015.

Feb. 26

Miscellaneous

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
NO. 2014-04311

NATIONSTAR MORTGAGE LLC

vs.

MATTHEW McCOY, IN HIS CAPACITY AS HEIR OF FRANCES McCOY a/k/a FRANCES L. McCOY, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANCES McCOY a/k/a FRANCES L. McCOY, DECEASED

NOTICE OF SHERIFF'S
SALE OF REAL PROPERTY
NOTICE TO: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANCES McCOY a/k/a FRANCES L. McCOY, DECEASED**

Being Premises: 154 BIRCH DRIVE, LEVITTOWN, PA 19054-2106.

Being in BRISTOL TOWNSHIP, County of BUCKS, Commonwealth of Pennsylvania, 05-049-224.

Improvements consist of residential property.

Sold as the property of **MATTHEW McCOY, IN HIS CAPACITY AS HEIR OF FRANCES McCOY a/k/a FRANCES L. McCOY, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANCES McCOY a/k/a FRANCES L. McCOY, DECEASED.**

Your house (real estate) at 154 BIRCH DRIVE, LEVITTOWN, PA 19054-2106 is scheduled to be sold at the Sheriff's Sale on May 8, 2015 at 11:00 A.M., at the BUCKS County Courthouse, 55 East Court Street, P.O. Box 269, Doylestown, PA 18901, to enforce the Court Judgment of \$211,510.96 obtained by, NATIONSTAR MORTGAGE LLC (the mortgagee), against the above premises.

Phelan Hallinan Diamond & Jones, LLP
Attorneys for Plaintiff

Feb. 26

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 FLORENCE E. GILLIS
FLORENCE E. GILLIS, deceased
Late of Trevese Borough, Bucks County, PA.
Trustee: ARTHUR WOODS, 19 Middle Road, Levittown, PA 19056.
Attorney: ANN R. LEVIN, 705 W. DeKalb Pike, King of Prussia, PA 19406.

Third and Final Publication

GRACE T. MANES REVOCABLE LIVING TRUST
GRACE T. MANES, deceased

Late of Bucks County, PA.
Trustee: WILLIAM L. MANES c/o James
M. Schildt, Esquire, 1007 W. Broad
Street, Quakertown, PA 18951.

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

Bucks County Paralegal Association

The Association was created in 2009 to promote the paralegal profession by encouraging individual excellence in skills and abilities through education and networking. It is an evolving source of support to all members to better serve the legal consumer and the community.

For information about the BCPA, including future meetings and events, please visit our website at www.bucksoparalegals.com or contact us at bucksoparalegals@gmail.com.

ATTORNEY DISCIPLINARY / ETHICS MATTERS

Representation, consultation and expert testimony in disciplinary matters and matters involving ethical issues, bar admissions and the Rules of Professional Conduct

James C. Schwartzman, Esq.

Member of the Supreme Court of Pennsylvania Judicial Conduct Board • Former Chairman, Disciplinary Board of the Supreme Court of PA • Former Chairman, Continuing Legal Education Board of the Supreme Court of PA • Former Chairman, Supreme Court of PA Interest on Lawyers Trust Account Board • Former Federal Prosecutor • Selected by his peers as one of the top 100 Super Lawyers in PA and the top 100 Super Lawyers in Philadelphia • Named by his peers as *Best Lawyers in America* 2015 Philadelphia Ethics and Professional Responsibility Law “Lawyer of the Year,” and in Plaintiffs and Defendants Legal Malpractice Law

1818 Market Street, 29th Floor • Philadelphia, PA 19103 • (215) 751-2863

APPROVED FOR THREE HOURS OF CLE CREDITS



2021 Arch Street
Philadelphia, PA 19103
Phone: 215-563-8190
Fax: 215-977-9386

Mandatory Notary Public course for first time Notary applicants provided by Notaries Equipment Company.

Check our website for dates and locations
www.notariesequipment.com

SIGN UP TODAY FOR ONLY \$55.00

Need Computer / Network Help?

215-CARISMA



Full-Service Network and Computer Consultants

- Data Backup & Recovery
- Repairs & Maintenance
- Virus/Malware Removal
- Cloud Services
- Web & E-mail Hosting
- Major Credit Cards Accepted

CALL THE BEST!



VOTED #1



Business Computer Services

99 East Court Street
Doylestown, PA 18901
www.carisma.net

We believe in building strong communities.

Commitment you can count on. At Provident Bank, we're committed to sharing our time, talents and service to improve the communities you live in - after all, we live here too. We feel it's our civic duty to step up, lend helping hands and foster relationships with our neighbors. It's this collaboration that helps to build strong communities for your family and ours. Experience the kind of commitment that puts your needs first...the kind of commitment you can count on.




800.448.PROV • ProvidentNJ.com

DELIVER TO:

PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, March 2, 2015**


ANTHEIL MASLOW & MACMINN, LLP

ATTORNEYS & COUNSELORS

**Congratulates Joanne Murray
2015 President of the
Bucks County Bar Association**



Joanne and the AMM business and litigation practice groups apply decades of collective experience to the analysis and resolution of complex and diverse issues unique to business transactions, relationships and disputes.

AMM is dedicated to providing a comprehensive and collaborative approach to representation in business and commercial matters.

Experience. The Difference.

215.230.7500 | WWW.AMMLAW.COM | INFO@AMMLAW.COM