



Bucks County Law Reporter

The Official Legal Periodical for Bucks County

88 BUCKS CO. L. REP., pp. 53-64

Vol. 88

Doylestown, Pa., January 29, 2015

No. 5

CASES REPORTED

Trust Under Deed of David P. Kulig – *Declaratory judgment, interest of pretermitted spouse in decedent's revocable inter vivos trust – Held, decedent's second wife entitled to an intestate share of decedent's revocable trust.....* 53

LEGAL NEWS

Bar Association News	3-4
CLE at the BCBA.....	4
Notice of Special Meeting	3

LEGAL NOTICES

Change of Name	42
Charter Application.....	42
Classified Ad	43
Estate Notice	43
Fictitious Name.....	48
Foreign Corporation.....	48
Miscellaneous	48
Sheriff's Sale.....	19
Trust Notice.....	49

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

DISPLAY ADVERTISING AVAILABLE

Four different sizes:
Full Page — 1/2 Page
1/4 Page — 1/8 Page

Single publication up to
52 weekly insertions.

Call 215-348-9413 for rates

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**1ST NOTICE****NOTICE OF SPECIAL MEETING OF MEMBERS****Called for February 12, 2015**

Dear Members:

You are hereby notified pursuant to Article X of the Bylaws of the Bucks County Bar Association (the "Association"), at the direction of the Board of Directors, that a Special Meeting of the Members of the Association will be held at the offices of the Association at 135 East State Street, Doylestown, PA 18901 on **February 12, 2015 at 4:00 p.m.**, prior to the Opening of the Assizes cocktail party.

The Board of Directors has received notice of objections made by certain members to the manner in which the proposed amendments presented at the 2014 Annual Meeting were made, which draws into question the validity of those amendments. The Board has determined that those objections have merit and have called a Special Meeting of the membership of the Association on **February 12, 2015 at 4:00 p.m.** for the purpose of reconsidering those proposed amendments, as well as two other alternatives.

Copies of the proposed amendments will be provided to Association members via e-mail. The proposed amendments are available on the members only page of the Association's website. In addition, hard copies of the proposed amendments are available at the Association offices.

YOU ARE CORDIALLY INVITED TO ATTEND THE SPECIAL MEETING IN PERSON.

BOARD OF DIRECTORS:

Jessica A. Pritchard, Secretary

Dated: January 22, 2015

Jan. 29; Feb. 5

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

Be sure to join us for CLE # 230 at the Bucks County Bar Association...

UM and UIM – Missed Opportunities for Bad Faith Claims

Come Learn and Eat

Wednesday, February 11, 2015

Course 8:30 a.m. – 9:30 a.m.

Location: Bucks County Bar Association Building

1.0 Substantive Credit

Presenter:

James C. Haggerty, Esq.

Haggerty, Goldberg, Schleifer & Kupersmith, P.C.

Join us for this Intermediate Seminar, where uninsured and underinsured motorist cases- missed opportunities for bad faith cases will be discussed.

Sponsored By the Civil Litigation Section

CLE #230

Name _____ **Attorney ID** _____

Address _____

Phone # _____ **Fax #** _____

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

Check #: _____

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

Fax To: 215-348-3277

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.”

Nov. 13—Feb. 5

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

THE BANKRUPTCY LAWYER

www.TheBankruptcyLawyer.net

John Francis Murphy, Esq.

Doylestown, PA

(215) 345-7075



Over 25 years of experience in Bankruptcy Law.

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

Trust Under Deed of David P. Kulig

Appeal of children of decedent from Decree and Memorandum Opinion that denied Appellant's Petitions for Declaratory Judgment to determine whether second wife is entitled to receive any portion of the assets held in a revocable inter vivos trust. The court held that the second wife, as a pretermitted spouse, was entitled to an intestate share of decedent's revocable inter vivos trust.

Declaratory judgment, interest of pretermitted spouse in decedent's revocable inter vivos trust – Held, decedent's second wife entitled to an intestate share of decedent's revocable trust.

1. While a spouse who was contemplated and included in some manner in a decedent's will may only elect against the will to gain a larger share of a spouse's estate, 20 Pa. C.S. §2507(3) of the Probate, Estates and Fiduciaries Code enables a pretermitted or omitted spouse to receive an intestate share of the decedent's estate.

2. Under the Pennsylvania Uniform Trust Act, 20 Pa. C.S. §7701. *et seq.*, pretermitted spouses have the same interest with regard to property held in inter vivos trusts as they have in property passing by will.

C.P. Bucks County, Orphans' Court Division, No. 2013-0170, 2013-0171. Petition for Declaratory Relief, Revocable inter vivos trust, Surviving pretermitted spouse. Trust Under Deed of David P. Kulig dated January 12, 2001.

Margaret E.W. Sager, Adam T. Gusdorff, for the Appellants.

Richard Danese, Jr., Jessica VanderKam, Stuckert and Yates, for the Appellee.

Gerald E. Darling, for the Executor of the Estate of David P. Kulig, deceased.

FRITSCH, J., November 14, 2014

MEMORANDUM OPINION

The matters before the Court are two Petitions for Declaratory Judgment filed by Carrie C. Budke and James H. Kulig (hereinafter referred to as "Petitioners"). The first Petition for Declaratory Judgment requests that this Court determine whether Mary Jo Kulig (hereinafter sometimes referred to as "Mary Jo" or "Respondent"), is entitled to receive any portion of the assets held in the Trust under Deed of David P. Kulig dated January 12, 2001 (hereinafter sometimes referred to as "David's Trust"). The second Petition for Declaratory Judgment necessitates that we determine whether real property located at 3 Colts Neck Drive, Upper Makefield Township, Bucks County (hereinafter referred to as the "Property"), was owned in its entirety by the Trust under Deed of Joanne C. Kulig dated January 12, 2001 (hereinafter sometimes referred to as "Joanne's Trust"), at the time of David's death. Following an evidentiary hearing on the aforesaid petitions on June 11, 2014, and after the submission of briefs, we issue this Memorandum Opinion and attached Decrees.

BACKGROUND

David P. Kulig (hereinafter sometimes referred to as "David"), died on February 2, 2012, a resident of Upper Makefield Township, Bucks County, Pennsylvania. Exhibit P-2, Joint Stipulation of Facts (David P. Kulig), at ¶ 5. David was survived

by his second wife, Mary Jo Kulig, and his two children, Petitioners, from his first marriage to Joanne C. Kulig (hereinafter sometimes referred to as “Joanne”).¹ Exhibit P-1, Joint Stipulation of Facts (Joanne C. Kulig), at ¶ 12. David’s first wife, Joanne, predeceased him on August 15, 2010. *Id.* at ¶ 4. During their lifetimes, David and Joanne each executed a revocable trust while they were married to each other. Exhibit P-1, Joint Stipulation of Facts (Joanne C. Kulig), at ¶ 1, Exhibit P-2, Joint Stipulation of Facts (David P. Kulig), at ¶¶ 1, 2.

On January 12, 2001, David executed a revocable deed of trust wherein he appointed himself as trustee. Exhibit P-2, Joint Stipulation of Facts (David P. Kulig), at ¶¶ 1. This trust was established for the benefit of David, Joanne and their issue. *Id.* at ¶ 3. Under the trust, David could elect to receive any part or all of the net income from the trust, as much of the trust’s principal as he requested, and as much of the trust’s income and principal as he deemed proper for his own welfare, comfort and support. Exhibit P-2, Deed of Trust of David P. Kulig, at 1.

The pertinent provision of this trust provides in “Item SECOND” that upon David’s death, if he is not survived by Joanne, the remaining balance of principal in the trust shall be divided into as many shares as there shall be children of David then living or dead, to be held in trust and distributed pursuant to the terms set forth in the trust. Exhibit P-2, Joint Stipulation of Facts (David P. Kulig), at ¶ 6.

During David’s life, the aforementioned trust was funded by a Merrill Lynch Account. *Id.* at ¶ 8. At the time of his death, this trust was valued at \$3,257,184.74. *Id.* at ¶ 8. David was succeeded as trustee of this trust by Pasquale Hamel, who remains as trustee of the trust. *Id.* at ¶ 5.

David also executed a Last Will and Testament (hereinafter referred to as the “Will”) on December 13, 2010. *Id.* at ¶ 10. David later married Mary Jo on December 30, 2011. *Id.* Prior to his marriage to Mary Jo, David was advised by his attorney, Richard P. Wilson, Esquire, that it was his professional opinion that he, David, “can’t get married without a prenuptial agreement.” N.T. 6/11/14, p. 20. Wilson opined that David’s choice not to have a prenuptial agreement was “a big mistake.” *Id.* p. 21. David and Attorney Wilson did not have any discussions about preparing a new will or trust in light of David’s marriage to Mary Jo. *Id.* p. 22.

David’s Will, which was probated in Bucks County, did not include any provisions for Mary Jo and did not contemplate his marriage to her. Exhibit P-2, Joint Stipulation of Facts (David P. Kulig), at ¶ 11. Mary Jo stated that she believed that David’s gross probate estate was valued at \$2,106,417.26 as of June 14, 2012. Answer to Petition for Declaratory Judgment, at ¶ 31. Due to her marriage to David, Mary Jo also has received a qualified benefit plan worth in excess of \$1,500,000.00 pursuant to ERISA. Petition for Declaratory Judgment (David Kulig Trust), at ¶ 32, Answer to Petition, at ¶ 31.² The parties do not dispute that Mary Jo, as David’s surviving

¹ No child of David P. Kulig predeceased him. Exhibit P-2, Joint Stipulation of Facts (David P. Kulig), at ¶ 7.

² Mary Jo did not exercise her right to take an elective share of David’s Estate. Exhibit P-2, Joint Stipulation of Facts (David P. Kulig), at ¶ 12. She is also did not pursue a share of two irrevocable trusts executed by David, which totaled approximately \$5,500,000 at his death or an IRA worth approximately \$1,100,000. Answer to Petition (David Kulig Trust), at ¶ 30.

spouse is entitled to receive the share of his Estate to which she would have been entitled had David died intestate—specifically a one-half share of what would constitute his intestate Estate. Exhibit P-2, Joint Stipulation of Facts (David P. Kulig), at ¶¶ 13-14. *See*, 20 Pa.C.S. §2507(3) and 20 Pa.C.S. §2102(4).

Regarding Joanne’s Trust, on January 12, 2001, Joanne executed a revocable deed of trust wherein she appointed herself as trustee. Exhibit P-1, Joint Stipulation of Facts (Joanne C. Kulig), at ¶¶ 1, 2. In the event Joanne predeceased David, this trust provided that David was to be the lifetime beneficiary of said trust, and upon his death, the trust’s remaining balance of principal was to be divided into as many shares as there were children of David, then living or dead, and distributed to them according to other provisions of this trust. *Id.* at ¶ 3. Upon her death, David became trustee of Joanne’s Trust. *Id.* at ¶ 5. Under a Last Will and Testament executed on the same day as her trust, the residue of Joanne’s estate, including all real and personal property aside from her tangible personal property, was devised to the Trustee or Trustees under her Deed of Trust. Exhibit C to Exhibit P-1.

At the time of Joanne’s death in August of 2010, she and David owned the aforementioned Property as tenants by the entireties. Exhibit P-1, Joint Stipulation of Facts (Joanne C. Kulig), at ¶ 6. On December 13, 2010, David executed a disclaimer, prepared by Attorney Wilson, by which David disclaimed Joanne’s one-half interest in the Property. *Id.* at ¶ 6, N.T. 6/11/14, p. 13. Attorney Wilson explained that “the idea was to build up Joanne’s estate...for estate planning purposes” in order that half of the Property would not be in David’s taxable estate at the time of his death. N.T. 6/11/14, pp. 14, 15.

Attorney Wilson also acknowledged that he prepared a Deed to memorialize the disclaimer because “the disclaimer...wasn’t on record. So I thought we needed a deed to tie in with the disclaimer.” *Id.* p. 13. On March 29, 2011, David executed a Deed prepared by Attorney Wilson wherein David, as a widower, conveyed “an undivided one-half interest” in the Property to “David P. Kulig, Trustee of the Joanne C. Kulig Trust Dated 1/12/2001.” Exhibit D to Exhibit P-1. The recital to said Deed recounted the prior conveyance of the Property as follows:

BEING the same premise which Richard D. Zaveta, Jr., Inc. a Pennsylvania Corporation, by its Deed dated July 30, 1991 and recorded July 31, 1991 in Deed Book 331 at page 1019 granted and conveyed to DAVID P. Kulig and JOANNE C. KULIG, husband and wife, and the said JOANNE C. KULIG died August 15, 2010, thereby vesting title solely in her surviving spouse, DAVID P. KULIG.

Id. Subsequently, the Deed was recorded with the Recorder of Deeds of Bucks County in Book 6703, Page 43, on April 13, 2011.

Following David’s death, the Property was sold to a third party on June 19, 2013. Exhibit P-1, Joint Stipulation of Facts (Joanne C. Kulig), at ¶ 16. The Grantor on this Deed is stated as “Pasquale Hamel, Executor of the Estate of David P. Kulig,

Deceased and Pasquale Hamel, Successor Trustee of the Joanne C. Kulig Trust Dated January 12, 2001.” Exhibit E to Exhibit P-1. The recital to this Deed recounted the last conveyance of the Property as follows:

BEING the same land and premises which David P. Kulig, widower, by Deed dated March 29, 2011, and recorded on April 13, 2011 in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, in Land Record Book 6703, page 43, as instrument number 2011028788, granted and conveyed a one-half interest unto David P. Kulig, Trustee of the Joanne C. Kulig Trust dated January 12, 2001, in fee.

THEREAFTER, David P. Kulig died on February 3, 2012, leaving a Last Will and Testament dated December 13, 2010, wherein, among other things, he named Pasquale Hamel as Executor of his Estate. Letters Testamentary were granted to Pasquale Hamel on February 21, 2012.

Id. Pursuant to the Settlement Statement (HUD-1) and the terms of the Escrow Agreement, \$345,544.29, representing one-half of the sale proceeds, was placed into escrow. Exhibit P-1, Joint Stipulation of Facts (Joanne C. Kulig), at ¶¶ 16, 17.

David’s children filed their Petitions for Declaratory Judgment in the above-captioned matters on or about March 18, 2013. On or about May 16, 2013, Mary Jo filed timely responses to the respective petitions. Thereafter, an evidentiary hearing on the aforementioned petitions was held before the undersigned on June 11, 2014.

DISCUSSION

Preliminarily, we observe that the parties agree that declaratory relief is appropriate in these matters and that judgments are necessary to avoid imminent and inevitable litigation. Regarding the standard applicable to declaratory judgment decisions, the Superior Court of Pennsylvania has stated:

The issuance of a declaratory judgment is a matter of judicial discretion which should only be exercised to illuminate an existing right, status or legal relation....[The Act] is broad in scope and is to be liberally construed and administered, but it is not without its limitations. Although the granting of a declaratory judgment petition is a matter which is within the judicial discretion of the court, the availability of the declaratory judgment in a case of this nature must be determined on appeal. Furthermore, [i]n seeking declaratory relief, a plaintiff must establish an interest which must be a direct, substantial and present interest, as contrasted with a remote or speculative interest. For declaratory relief to be appropriate, there must exist an actual controversy.... Declaratory judgment is not appropriate to determine rights in anticipation of events

which may never occur. It is an appropriate remedy only where a case presents antagonistic claims indicating imminent and inevitable litigation.

Bromwell v. Michigan Mut. Ins. Co., 716 A.2d 667, 670 (Pa. Super. Ct. 1998) (internal citations omitted). We agree with the parties pursuant to the standard set forth above, that declaratory judgment is appropriate with respect to the two issues presented.

First, we will address the Petition for Declaratory Judgment pertaining to the interest, if any, that Mary Jo has in David's Trust. Then we will address the Petition for Declaratory Judgment concerning whether a portion of the Property is part of David's estate or whether the Property became part of Joanne's Trust in its entirety. For the reasons that follow, we determine that Mary Jo is entitled to an intestate share of David's Revocable Inter Vivos Trust as it is subject to modification and spousal rights as set forth in 20 PA.C.S. §2507(3) and we also find that the Property was held entirely within Joanne's Trust at the time of David's death.

DAVID'S REVOCABLE INTER VIVOS TRUST

The first Petition for Declaratory Judgment before us relates to whether Mary Jo has an interest in David's Revocable Inter Vivos Trust pursuant to Sections 7710.2 and 2507(3) of the Probate, Estates and Fiduciaries Code (hereinafter sometimes referred to as the "PEF Code"). Petitioners contend that a decedent's funded revocable trust does not pass to his or her heirs through intestacy, and that a surviving spouse, pretermitted or otherwise, may obtain an interest in the deceased spouse's funded revocable trust only by making a spousal election. For the reasons that follow, we disagree with Petitioners and determine that Respondent is entitled to an intestate share of David's Trust as a pretermitted spouse.

Initially, we observe that Section 2507 of the PEF Code provides for the modification of wills in a number of circumstances, such as in the case of pretermitted heirs. Specifically, Section 2507 provides that:

If the testator marries after making a will, the surviving spouse shall receive the share of the estate to which he would have been entitled had the testator died intestate, unless the will shall give him a greater share or unless it appears from the will that the will was made in contemplation of marriage to the surviving spouse.

20 PA.C.S. §2507(3). Accordingly, if David had died intestate, Mary Jo would have been entitled to a one-half intestate share of his estate. 20 PA.C.S. §2102(4).

Petitioners do not dispute that Mary Jo is allowed an intestate share of David's Estate. Petitioners maintain, however, that she is only permitted to take an intestate share of his probate estate and that she cannot take an intestate share from David's Trust as the assets therein have passed outside of his estate. An inspection of Pennsylvania's Uniform Trust Act, 20 PA.C.S. §7701 *et seq.* (hereinafter sometimes referred to as the "Act"), reveals, however, that our legislature intended to afford pretermitted spouses the same interest with regard to property held in inter vivos trusts as they have in property passing by Will.

We observe that pursuant to the Act, “[t]he rules of construction that apply in this Commonwealth to the provisions of testamentary trusts also apply as appropriate to the provisions of inter vivos trusts.” 20 PA.C.S. §7710.2. The legislative comment to Section 7710.2 explains that “[t]his section imports 20 PA.C.S. §§ 2507, 2514 and 2517 and other statutory and judicial rules of interpretation that apply to trusts under wills.”³ Jt. St. Govt. Comment (2005) to 20 PA.C.S. §7710.2.

With respect to trusts, we recognize that aspects of Section 2507 have been applied to modify testamentary trusts. *See, In re Corso’s Estate*, 431 A.2d 253, 253 (Pa. 1981) (observing that Section 2507(2) rendered a testamentary trust established in a will ineffective towards a spouse that had divorced subsequent to the will’s execution). Indeed, Petitioners have not refuted that Section 2507(3) would modify a testamentary trust in favor of a subsequent spouse. Therefore, given the instruction of Section 7710.2 that the rules of construction that apply to testamentary trusts also apply to inter vivos trusts, as well as the comment from our General Assembly that said Section imports protections for pretermitted spouses under Section 2507(3), we find meritless Petitioners’ argument that Mary Jo can claim only an intestate share of the assets passing through David’s probate estate.

Petitioners also focus on the term “appropriate” in Section 7710.2 and assert that this term restricts the Section’s application to situations in which it is appropriate to apply rules of construction applicable to testamentary trusts to inter vivos trusts. Broadly, Petitioners contend that it is not appropriate to apply Section 2507(3) to inter vivos trusts even though they concede that is appropriate to apply Section 2507 to revocable trusts via Section 7710.2 in other contexts. *See*, Petitioners’ Memorandum of Law (David’s Trust), at 11, 19. We disagree with Petitioners’ assertion that it is inappropriate to apply Section 2507(3) to inter vivos trusts via Section 7710.2.

In arguing that Section 2507(3) does not apply to revocable inter vivos trusts, Petitioners assert that “since the enactment of the Estates Act of 1947, the General Assembly consistently has intended that a spouse’s sole recourse in reaching assets held in inter vivos trusts is through election.” Petitioners’ Memorandum of Law (David’s Trust), at 14. Specifically, Petitioners observe that a surviving spouse has a right to an elective one-third of “[p]roperty conveyed by the decedent during his lifetime to the extent that the decedent at the time of his death had a power to revoke the conveyance or to consume, invade or dispose of the principal for his own benefit.” *Id.* (quoting, 20 PA.C.S. §2203(a)(3)). We note that Section 2203 also provides for spousal election pertaining to “[p]roperty passing from the decedent by will or intestacy.” 20 PA.C.S. §2203(a)(1).

Clearly, while a spouse who was contemplated and included in some manner in a decedent’s will may only elect against the will to gain a larger share of a spouse’s estate, Section 2507(3) enables a pretermitted or omitted spouse to receive

³ We note that the Pennsylvania Joint State Government Commission’s comments “reflect legislative amendments during the process of enactment. These comments may be used in determining the intent of the General Assembly.” 20 PA.C.S. Ch. 77, Refs. & Annos., Jt. St. Govt. Comment (2005) (citing, 1 PA.C.S. §1939, *In re Martin’s Estate*, 74 A.2d 120 (Pa. 1959)).

an intestate share of a decedent's estate. 20 PA.C.S. §2507(3). Furthermore, Section 7710.2 imports Section 2507's protections for pretermitted spouses to inter vivos trusts. Therefore, we believe that Petitioners' argument that Section 2507(3) does not modify David's revocable inter vivos Trust is unavailing because Mary Jo, like a spouse who married a testator after he executed his last will or codicil, was not contemplated by decedent when the trust was executed.

We recognize that where the Uniform Trust Code (hereinafter sometimes referred to as the "UTC") "provisions have been substantially retained in this chapter, the UTC comments are applicable to the extent of the similarity." 20 PA.C.S. Ch. 77, Refs. & Annos., Jt. St. Govt. Comment (2005), at Prefatory Comment. This Prefatory Comment indicates that sections of the Act that are substantially similar to the original UTC sections contain a reference in the heading to the relevant UTC section number. *Id.* We observe that the heading for Section 7710.2 is "Rules of construction – UTC 112." 20 PA.C.S. §7710.2.

The Uniform Law Comment to Section 7710.2 acknowledges the "functional equivalence between the revocable trust and a will" and expresses that "the rules for interpreting the disposition of property at death should be the same whether the individual has chosen a will or revocable trust." 20 PA.C.S. §7710.2, at Uniform Law Comment. The Uniform Law Comment continues:

Few legislatures have yet to extend [the] rules of construction [that apply to wills] to revocable trusts, and even fewer to irrevocable trusts, although a number of courts have done so as a matter of judicial construction... Because of the wide variation among the States on the rules of construction applicable to wills, this Code does not attempt to prescribe the exact rules to be applied to trusts but instead adopts the philosophy of the Restatement that the rules applicable to trusts ought to be the same, whatever those rules might be.

Id. (citing, Restatement (Third) of Trusts Section 25, Reporter's Notes to cmt. d and e (Tentative Draft No. 1, approved 1996)). In light of Section 7710.2 and the comments to this section, we perceive that our General Assembly intended to place revocable inter vivos trusts on an equal footing with testamentary instruments and afford pretermitted spouses with an opportunity to claim an intestate share of said trusts.

Petitioners, in support of their position, direct our attention to a case decided by the New Mexico Court of Appeals, *Bell v. Estate of Bell*, 181 P.3d 708, 709 (N.M. Ct. App. 2008). There, the court held that a funded revocable trust is not part of a decedent's probate estate and that his or her omitted spouse may not access the assets of a non-testamentary revocable trust in order to satisfy his or her share. *See, Id.* at 716.

Petitioners also note that New Mexico adopted the UTC in 2003 and adopted the model rules of construction, Section 112, verbatim. Specifically, New Mexico's Section 46A-1-112 states that "[t]he rules of construction that apply in this state to the interpretation of and disposition of property by will also apply as appropriate to

the interpretation of the terms of a trust and the disposition of the trust property.” N.M. STAT. §46A-1-112. Petitioners opine that the Court of Appeals did not discuss Section 46A-1-112 because neither the court nor the parties in that case found it applicable. *See*, Petitioners’ Memorandum of Law (David’s Trust), at 17.

We suggest that *Bell*, although relevant to our issue, is inapplicable to the case at bar for the simple reason that, unlike Section 7710.2 and our General Assembly’s comment directing that Section 2507’s protections are to be applied to inter vivos trusts, the New Mexico statute lacks any legislative directives to that effect. *Compare*, 20 PA.C.S. §7710.2 with N.M. STAT. §46A-1-112. While the New Mexico legislature appears to have decided against extending said protections, the comment to Section 7710.2 indicates that our General Assembly has taken a different tack.

Accordingly, we believe that our General Assembly became one of the “few legislatures” to extend the rules of construction to revocable *inter vivos* trusts, by importing Section 2507(3)’s spousal protections for pretermitted spouses as explained in the Pennsylvania Comments to Section 7710.2. Unlike enactments of the UTC in other jurisdictions such as New Mexico, our iteration of the rules of construction includes a directive from the General Assembly to import protections to pretermitted spouses. *Compare*, 20 PA.C.S. §7710.2 with N.M. STAT. §46A-1-112.

Although Petitioners contend that it is not appropriate to apply Section 2507(3) to revocable inter vivos trusts, they admit that “[i]t must be appropriate for Section 2507 to apply to inter vivos trusts in some regard; otherwise, the comment to Section 7710.2 would be meaningless as it relates to Section 2507.” Petitioners’ Memorandum of Law (David’s Trust), at 17. Petitioners maintain that while Section 2507(3) cannot apply to revocable inter vivos trusts, Section 2507(2), pertaining to the divorce of a spouse who was included in a testamentary instrument, can be applied to revocable inter vivos trusts. Specifically, Petitioners insist that Pennsylvania Comment to Section 7710.2 should be construed only to expand the applicability of Section 2507 to subject irrevocable trusts to a modification due to the divorce of a spouse because of the existence of Section 6111.1, which permitted a revocable trust to be modified by a divorce. *See*, 20 PA.C.S. §6111.1. We note that the Pennsylvania Comment references Section 2507 in its entirety. We perceive that the General Assembly intended to permit the modification of an inter vivos trust in the event of a pretermitted spouse and, therefore, we believe that Petitioners’ claim is without merit.

While Petitioners remaining contentions are similarly unpersuasive, we find Respondent’s observations convincing. We agree with Respondent that our General Assembly, in enacting Section 7710.2 and through its comment thereto, intended to extend protections already available for probate estates to pretermitted spouses with regards to revocable inter vivos trusts. In doing so, we observe an implicit acceptance of the concept that statutory policy as to pretermitted heirs, which are protected in this Commonwealth pursuant to Section 2507, should be “applied by analogy to the omitted issue in the substitute for a will, or in the transfer revocable by the donor at the time of the donor’s death.” Restatement (Third) of Trusts Section 25, Reporter’s Notes to cmt. d and e (Tentative Draft No. 1, approved 1996).

Moreover, we observe that the Act provides that “[c]reditors of the settlor of a revocable trust shall have the same rights against the trust assets determined immediately before the settlor’s death as they have against the settlor’s estate.” 20 PA.C.S. §7755. Accordingly, as creditors of the settlor of a revocable trust are permitted to reach into trust assets to satisfy claims, we believe that Section 7710.2 and Section 2507(3) operate to enable a pretermitted spouse to receive an intestate share of a revocable trust where her spouse had full control and authority over trust assets.

In light of Pennsylvania’s enactment of Section 7710.2 and its associated comments, we believe that Section 7710.2 imports the protections afforded to a pretermitted spouse under Section 2507(3). Consequently, we determine that Mary Jo is entitled to an intestate share of David’s Revocable Inter Vivos Trust.

THE PROPERTY AND JOANNE’S TRUST

The second Petition for Declaratory Judgment before this Court concerns whether at the time of David’s death, Joanne’s Trust owned a one-half share of the Property or owned the Property in its entirety. Respondent contends that the Estate of David P. Kulig was the owner of an undivided one-half interest in the Property and therefore that she is entitled to her intestate share of that portion under Section 2507(3). Respondent suggests that the Deed drafted by Attorney Wilson simply memorialized David’s earlier disclaimer and the two documents only transferred a one-half interest in the Property to Joanne’s Trust. For the reasons set forth herein, we disagree with Respondent’s position.

We initially observe that a person “to whom an interest in property would have devolved by whatever means...may disclaim it in whole or in part by a written disclaimer which shall: (1) describe the interest disclaimed; (2) declare the disclaimer and extent thereof; and (3) be signed by the disclaimant.” 20 PA.C.S. §6201. While one must file a disclaimer with the clerk of the orphans’ court division of the county where decedent died to disclaim an interest from a will or intestacy, a disclaimer of real property does not have to be recorded to be valid. *See*, 20 PA.C.S. §§6204(a), 6204(d). Specifically, “[i]f an interest in real property is disclaimed, a copy of the disclaimer may be recorded in the office for the recording of deeds of the county where the real estate is situated and it shall not be effective as to a bona fide grantee or holder of a lien against the property who has given value therefor before the disclaimer is so recorded.” 20 PA.C.S. §6204(d). A disclaimer “relates back for all purposes to the date of the death of the decedent.” 20 PA.C.S. §6205(a).

The record reflects that, on December 13, 2010, David signed and executed a written disclaimer in which he disclaimed his wife Joanne’s one-half interest in their residential real estate, the Property. Exhibit B to Exhibit P-1. Accordingly, as the disclaimer of the interest in real property was not required to be recorded, it was effective at the moment David signed it on December 13, 2010. Said disclaimer immediately divested David of a one-half interest in the Property upon his signature.

When David signed the aforementioned Deed in April of 2011, he only owned a one-half interest in the Property as a consequence of the disclaimer. The effect of David executing this deed to transfer a one-half share of the Property into Joanne's Trust was to transfer the remaining one-half interest in the Property which he owned to the trust. David could not transfer an interest that he had previously disclaimed in favor of Joanne's trust.

Respondent asserts that Attorney Wilson believed a deed was required to memorialize the disclaimer and that David intended to transfer only one-half of his interest in the Property to the Trust. Respondent also elicited testimony from Attorney Wilson who testified to the effect that the deed contained no reference to a disclaimer. N.T. 6/11/14, p. 13. We are perplexed as to why Attorney Wilson would not include a reference in the deed stating that David, as grantor, merely wished to memorialize the transfer of the one-half interest as outlined by the earlier disclaimer.

In our view, the delay between the execution of the disclaimer in December of 2010 and the execution of the Deed in April 2011 indicates that the Deed was not connected to the disclaimer. The Deed makes no mention of the disclaimer. Moreover, the disclaimer was effective at the moment of its execution, and rendered a memorializing deed unnecessary. We also note that the effect of the Deed was to transfer David's one-half interest in the Property to Joanne's Trust in order to further decrease his taxable estate. This was in accordance with David's estate planning strategy as explained by his counsel, Attorney Wilson. Based upon the foregoing reasons, we find that the Property was entirely owned by Joanne's Trust as of the date of David's death.

CONCLUSION

Accordingly, we find that David's Revocable Inter Vivos Trust is subject to modification and spousal rights as set forth in 20 Pa.C.S. §2507(3). We further find that the Property was held entirely within Joanne's Trust at the time of David's death. As such, we issue the attached Decrees.

DECREE

AND NOW, this **12th** day of **September, 2014**, upon consideration of the Petition for Declaratory Judgment filed by Carrie C. Budke and James H. Kulig, the Answer with New Matter filed by Respondent Mary Jo Kulig in opposition thereto, after a hearing held before the undersigned on June 11, 2014, and after the submission of briefs from Petitioners, Respondent, and Pasquale Hamel, Executor of the Estate of David P. Kulig, deceased and Successor Trustee of the above-captioned trust, it is hereby ORDERED and DECREED that pursuant to the Declaratory Judgments Act, 42 Pa.C.S. §7531, *et seq.*, declaratory judgment is entered as follows:

1. Pursuant to 20 Pa.C.S. §2507(3), Mary Jo Kulig, surviving spouse to David P. Kulig, is entitled to receive the share of her late husband's estate that she would have been entitled to had he died intestate.

2. Pursuant to 20 Pa.C.S. §2102(4), Mary Jo Kulig is entitled to receive one-half of her late husband's estate.
3. The assets held in the revocable Trust Under Deed of David P. Kulig, dated January 12, 2001, are subject to 20 Pa.C.S. §2507(3), as provided in 20 Pa.C.S. §7710.2, and the legislative comments thereto.
4. Mary Jo Kulig, surviving spouse to David P. Kulig, is entitled to receive a one-half share of the assets held in the Revocable Trust Under Deed of David P. Kulig, dated January 12, 2001.

OPINION

The matter presently before the Court is the appeal of Carrie C. Budke and James H. Kulig (hereinafter sometimes referred to as "Appellants") from this Court's Decree and accompanying Memorandum Opinion of September 12, 2014, denying Appellants' Petition for Declaratory Judgment, and granting Mary Jo Kulig (hereinafter sometimes referred to as "Appellee"), surviving spouse to David P. Kulig, a one-half share of the assets held in the Revocable Trust Under Deed of David P. Kulig, dated January 12, 2001. We file this Opinion pursuant to Pennsylvania Rule of Appellate Procedure 1925(a)(1).

SUBSEQUENT PROCEDURAL BACKGROUND

On September 12, 2014, this Court issued a Decree and Memorandum Opinion that denied Appellants' Petition for Declaratory Judgment, and granted Appellee one-half of the assets held in the Revocable Trust Under Deed of David P. Kulig, pursuant to 20 Pa.C.S. §2507(3). On or about October 2, 2014, Appellants filed their Notice of Appeal from the September 12, 2014 Decree. On October 3, 2014, this Court issued an Order directing Appellants to file with the Court a concise statement of errors complained of on appeal pursuant to Pa.R.A.P. 1925(b).

STATEMENT OF MATTERS COMPLAINED OF ON APPEAL

In response to our Order dated October 3, 2014, Appellants filed a statement of matters complained of on appeal (hereinafter "Concise Statement") on or about October 16, 2014. In their Concise Statement, Appellants allege the following errors, *verbatim*:

1. The trial court erred as a matter of law when it concluded that the assets held in the Revocable Trust under Deed of David P. Kulig, dated January 12, 2001, are subject to 20 Pa. C.S. § 2507(3), as provided in 20 Pa. C.S. § 7710.2, and the legislative comments thereto.

2. The trial court erred as a matter of law when it concluded that Mary Jo Kulig, surviving spouse of David P. Kulig, is entitled to receive a one-half share of the assets held in the Revocable Trust under Deed of David P. Kulig, dated January 12, 2001.

DISCUSSION

Appellants' present contentions were argued before the Court at a hearing held on June 11, 2014, and were thereafter directly addressed in our Memorandum Opinion of September 12, 2014. Accordingly, we attach our Decree and Memorandum Opinion hereto with respect to Appellants' substantive claims.¹

CONCLUSION

For the reasons previously set forth in our attached Memorandum Opinion of September 12, 2014, we suggest that the present appeal should be dismissed.

BY THE COURT:

/s/ _____
C. THEODORE FRITSCH, JR., ADM. J.

¹ We note that we also held in our Decree and Memorandum Opinion that the real property located at 3 Colts Neck Drive, Newtown, Pennsylvania was owned in its entirety by the Trust Under Deed of Joanne C. Kulig dated January 12, 2001, at the time of David P. Kulig's death. Appellee, Mary Jo Kulig, has not appealed this finding, and therefore the holding, as it pertains to the real property discussed in the Memorandum Opinion, is not at issue on appeal.

Sheriff's Sale*Second Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, February 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 #2012-04071

Nationstar Mortgage LLC v. Charles M. Kellander, Debora L. Kellander, owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 3201 Douglas Turn, Bensalem, PA 19020-1820.

TAX PARCEL #02-091-067.

PROPERTY ADDRESS: 3201 Douglas Turn, Bensalem, PA 19020-1820.

JUDGMENT AMOUNT: \$278,418.87.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **CHARLES M. KELLANDER, DEBORA L. KELLANDER.**

PHELAN HALLINAN

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

DOCKET #2012-08545

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

TAX PARCEL #02-091-048.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2013-00771

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

TAX PARCEL #2-34-21.

PROPERTY ADDRESS: 2951 Century Lane, Bensalem, PA 19020-2612.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JEFFREY ALBERTO.**

WILLIAM E. MILLER, Esquire

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

DOCKET #2013-03889

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Jonathan M. Foley, Jeffrey K. Ludlow, owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 5770 Corsair Court, Bensalem, PA 19020-2203.

TAX PARCEL #02-049-646.

PROPERTY ADDRESS: 5770 Corsair Court, Bensalem, PA 19020-2203.

JUDGMENT AMOUNT: \$115,852.63.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JONATHAN M. FOLEY, JEFFREY K. LUDLOW.**

PHELAN HALLINAN

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

DOCKET #2013-08239

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

TAX PARCEL #02-049-705.

PROPERTY ADDRESS: 2515 Sharon Court, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MELANIE McLAUGHLIN.**

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2014-00407

Wells Fargo Bank, N.A. v. George Worthington a/k/a George A. Worthington a/k/a George K.

Worthington owner(s) of property situate in **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 2933 Marion Avenue, Bensalem, PA 19020-4226.

TAX PARCEL #02-043-138.

PROPERTY ADDRESS: 2933 Marion Avenue, Bensalem, PA 19020-4226.

JUDGMENT AMOUNT: \$62,351.50.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GEORGE WORTHINGTON a/k/a GEORGE A. WORTHINGTON a/k/a GEORGE K. WORTHINGTON.**

PHELAN HALLINAN

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

DOCKET #2014-00964

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

TAX PARCEL #02062477.

PROPERTY ADDRESS: 2835 Bowman Avenue, Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KRISTEN McENTEE, FRANCIS McENTEE.**

ROBERT W. WILLIAMS, Esquire

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

DOCKET #2014-02970

JPMorgan Chase Bank N.A. s/b/m Chase Home Finance, LLC v. William C. Smith, Michelle Smith a/k/a Michele M. Smith owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 4561 E. Yates Rd., Bensalem, PA 19020.

TAX PARCEL #02-077-056.

PROPERTY ADDRESS: 4561 E. Yates Rd., Bensalem, PA 19020.

JUDGMENT AMOUNT: \$468,965.94.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM C. SMITH, MICHELLE SMITH a/k/a MICHELE M. SMITH.**

PHELAN HALLINAN

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

DOCKET #2014-03156

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

TAX PARCEL #02-005-163.

PROPERTY ADDRESS: 4900 Boston Avenue, Feasterville, Trevose, PA 19053-4807.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **WARREN ATKINSON, LAURIE ATKINSON.**

WILLIAM E. MILLER, Esquire

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

DOCKET #2014-06061

JPMorgan Chase Bank, N.A. v. Robin Meszaros owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, BUCKS County, Pennsylvania, being 2811 Garden Lane, Bensalem, PA 19020-2622.

TAX PARCEL #02-036-179.

PROPERTY ADDRESS: 2811 Garden Lane, Bensalem, PA 19020-2622.

JUDGMENT AMOUNT: \$254,996.01.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBIN MESZAROS.**

PHELAN HALLINAN

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

DOCKET #2014-06089

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

TAX PARCEL #02-039-020.

PROPERTY ADDRESS: 2657 Kiansas Avenue, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DOMINIC GAVELLA.**

MICHAEL T. McKEEVER, Esquire

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

BRISTOL BOROUGH

DOCKET #2009-04425

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements

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

TAX PARCEL #04-011/016.

PROPERTY ADDRESS: 700 2nd Avenue, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DIANE HOFFNER**.

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-02228

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Abs Capital I Inc. Trust 2005-He7, Mortgage Pass-Through Certificates, Series 2005-He7 v. Rorey Chmielewski owner(s) of property situate in **BRISTOL BOROUGH**, BUCKS County, Pennsylvania, being 613 Spruce Street, Bristol, PA 19007-3711.

TAX PARCEL #04-009-170.

PROPERTY ADDRESS: 613 Spruce Street, Bristol, PA 19007-3711.

JUDGMENT AMOUNT: \$121,523.59.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROREY CHMIELEWSKI**.

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-04252

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

TAX PARCEL #04-026-025.

PROPERTY ADDRESS: 300 Brook Street, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD J. HILBERT, III, MICHELLE L. HILBERT**.

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-05975

ALL THAT CERTAIN MESSUAGE AND LOT OF LAND, situate in the SIXTH WARD

of the **BOROUGH OF BRISTOL**, in the County of Bucks and State of Pennsylvania, BOUNDED and DESCRIBED as follows, to wit:

TAX PARCEL #04-022-054.

PROPERTY ADDRESS: 1200 Pine Grove Street, Bristol, PA 19007.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTINE THOMPSON**.

LEEANE O. HUGGINS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-08408

U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-10 v. Mark W. McClain, Jr. a/k/a Mark W. McClain owner(s) of property situate in the **BRISTOL BOROUGH**, 6th, BUCKS County, Pennsylvania, being 268 Hayes Street, Bristol, PA 19007-4410.

TAX PARCEL #04-028-240.

PROPERTY ADDRESS: 268 Hayes Street, Bristol, PA 19007-4410.

JUDGMENT AMOUNT: \$101,474.39.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARK W. McCLAIN, JR. a/k/a MARK W. McCLAIN**.

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-09026

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

TAX PARCEL #04-028-254.

PROPERTY ADDRESS: 240 Hayes Street, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JACQUELINE D. WADLINGTON**.

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-09455

All that certain message and lot of land, situate in the Fifth ward of the **BOROUGH**

OF BRISTOL, in the county of Bucks and state of Pennsylvania.

TAX PARCEL #04-023-321.

PROPERTY ADDRESS: 1021 Elm Street, Bristol, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANTONIO CRUZ, CARMEN CRUZ.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-00387

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

TAX PARCEL #04-023-345.

PROPERTY ADDRESS: 1029 Chestnut Street, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RANDY R. ROMANO.**

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

BRISTOL TOWNSHIP

DOCKET #2012-00267

Wells Fargo Bank, N.A. v. Keith Crowder, in His Capacity as Administrator and Heir of the Estate of Carolyn V. Crowder, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Carolyn V. Crowder, Deceased owner(s) of the property situate in **TOWNSHIP OF BRISTOL**, BUCKS County, Pennsylvania being 1017 Green Lane, Levittown, PA 19057-3103.

TAX PARCEL #05-036-450.

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

JUDGMENT AMOUNT: \$124,345.12.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KEITH CROWDER, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF CAROLYN V. CROWDER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS**

OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROLYN V. CROWDER, DECEASED.

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-00565

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

TAX PARCEL #05-071-385.

PROPERTY ADDRESS: 5 Flower Lane, Levittown, Pennsylvania 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NANETTE H. FUCHS, JEFFREY FUCHS.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-00645

Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP v. Renee M. Hink owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 279 Red Cedar Drive a/k/a 279 Red Cedar Lane, Bristol, PA 19055-1130.

TAX PARCEL #05-035-057.

PROPERTY ADDRESS: 279 Red Cedar Drive a/k/a 279 Red Cedar Lane, Bristol, PA 19055-1130.

JUDGMENT AMOUNT: \$212,935.24.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RENEE M. HINK.**

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-07673

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

TAX PARCEL #5-25-46.

PROPERTY ADDRESS: 2606 Woodlawn Drive, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **GAIL A. CARUSO.**

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

DOCKET #2013-01268

Bank of America, N.A. v. Frank A. Cookson,
Jennifer J. Cookson owner(s) of property
situate in the **BRISTOL TOWNSHIP**,
BUCKS County, Pennsylvania being 4604
Eugene Drive, Bristol, PA 19007-2019.
TAX PARCEL #05-028-531.

PROPERTY ADDRESS: 4604 Eugene Drive,
Bristol, PA 19007-2019.

JUDGMENT AMOUNT: \$186,752.20.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **FRANK A. COOKSON, JENNIFER J. COOKSON. PHELAN HALLINAN**

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

DOCKET #2013-03904

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

TAX PARCEL #05-026-336.

PROPERTY ADDRESS: 1104 Arthur Avenue,
Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL REAL
ESTATE.

SOLD AS THE PROPERTY OF: **BARBARA A. JOYCE.**

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

DOCKET #2013-07080

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

TAX PARCEL #05-076-012.

PROPERTY ADDRESS: 65 Kentucky Lane,
Levittown, Pennsylvania 19055.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **ANTHONY
BROOKS, KNOWN SURVIVING HEIR
OF RITA M. BROOKS, DECEASED
MORTGAGOR AND REAL OWNER,
MARSHALL BROOKS, KNOWN**

**SURVIVING HEIR OF RITA M. BROOKS,
DECEASED MORTGAGOR AND REAL
OWNER, PAMELA ANN ALDSWORTH,
KNOWN SURVIVING HEIR OF RITA M.
BROOKS, DECEASED MORTGAGOR
AND REAL OWNER, SHARON GILL,
KNOWN SURVIVING HEIR OF RITA M.
BROOKS, DECEASED MORTGAGOR
AND REAL OWNER, WILLIAM J.
BROOKS, KNOWN SURVIVING HEIR
OF RITA M. BROOKS, DECEASED
MORTGAGOR AND REAL OWNER,
UNKNOWN SURVIVING HEIRS OF RITA
M. BROOKS, DECEASED MORTGAGOR
AND REAL OWNER.**

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

DOCKET #2014-00636

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

TAX PARCEL #05065096.

PROPERTY ADDRESS: 5521 Schumacher
Drive, Bristol, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **ELMER
VERES.**

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

DOCKET #2014-01047

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
December 16, 2002, among the land records
of the County and State set forth above, in
Deed Volume 3118, Page 893.

TAX PARCEL #05-025-229.

PROPERTY ADDRESS: 17 Butternut Road,
Levittown, PA 19057.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD
J. SWEENEY, III.**

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

DOCKET #2014-02448

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

TAX PARCEL #5-73-35.

PROPERTY ADDRESS: 1220 Pacific Ave., Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WHEYLIN MILLER, SR., NAKEIA MILLER.**

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

DOCKET #2014-02691

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

TAX PARCEL #05-026-596.

PROPERTY ADDRESS: 3506 Dixon Avenue, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHELLE ECHEVARRIA, LUIS E. ECHEVARRIA, JR.**

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

DOCKET #2014-02724

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

TAX PARCEL #05-071-103.

PROPERTY ADDRESS: 139 Junewood Drive, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **ROBIN C. LYNSKEY, EUGENE RISKO, JR.**

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

DOCKET #2014-02817

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

TAX PARCEL #5-33-458.

PROPERTY ADDRESS: 45 Indian Creek Entry, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID M. NIEDRIST, MARY ELLEN NIEDRIST.**

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

DOCKET #2014-03331

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

TAX PARCEL #5-8-425.

PROPERTY ADDRESS: 912 Stephen Avenue, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHARLES FLACK, KNOWN SURVIVING HEIR OF JOAN E. FLACK, DECEASED MORTGAGOR AND REAL OWNER, MARY GORDON, KNOWN SURVIVING HEIR OF JOAN E. FLACK, DECEASED MORTGAGOR AND REAL OWNER, GEORGE W. FLACK, KNOWN SURVIVING HEIR OF JOAN E. FLACK, DECEASED MORTGAGOR AND REAL OWNER, JAMES FLACK, KNOWN SURVIVING HEIR OF JOAN E. FLACK, DECEASED MORTGAGOR AND REAL OWNER, WILLIAM G. FLACK a.k.a WILLIAM FLACK, KNOWN SURVIVING HEIR OF JOAN E. FLACK, DECEASED MORTGAGOR AND REAL OWNER, PATRICIA REESE, KNOWN SURVIVING HEIR OF JOAN E. FLACK, DECEASED, MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF JOAN E. FLACK, DECEASED MORTGAGOR AND REAL OWNER.**

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

DOCKET #2014-03409

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

TAX PARCEL #05-008-444.

PROPERTY ADDRESS: 909 Spencer Drive, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANDREA K. GONZALEZ.**

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

DOCKET #2014-03529

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

TAX PARCEL #05-040-287.

PROPERTY ADDRESS: 2208 LIBERATOR STREET, LEVITTOWN, PA 19057.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **GEORGENE MARIE LAUME.**

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

DOCKET #2014-03658

Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing LP, fka Countrywide Home Loans Servicing LP v. Shelly A. Turner a/k/a Shelly Turner, David Turner a/k/a David J. Turner owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 6 Iroquois Rd., Levittown, PA 19057.

TAX PARCEL #05-033-146.

PROPERTY ADDRESS: 6 Iroquois Rd., Levittown, PA 19057.

JUDGMENT AMOUNT: \$308,483.54.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SHELLY A. TURNER a/k/a SHELLY TURNER, DAVID TURNER a/k/a DAVID J. TURNER.**

PHELAN HALLINAN

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

DOCKET #2014-04041

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, Situate, lying and being at Levittown, **BRISTOL TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania, known and designated as Lot No. 7893 on a certain map entitled 'Subdivision Map, Blue Ridge, Levittown, Section 45, situate in Bristol Township, Bucks County, Pennsylvania, owned by Levitt and Sons, Incorporated, dated

July 1953, survey and map by C.A. Monroe, P.E. and L.S.', recorded on August 14, 1953, at Doylestown in the Office of the Recording of Deeds in and for the County of Bucks, in Plan Book 7, Page 6 and which lot is more particularly bounded and described according to a survey thereof by C.A. Monroe, P.E. and L.S., dated February 18, 1954.

Being known as 6 Butternut Road, Levittown, PA 19057.

Being the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531).

TAX PARCEL #05-036-157.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KIM A. MOYER, KARL J. BALDACCI.**

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

DOCKET #2014-04061

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

TAX PARCEL #5-038-469.

PROPERTY ADDRESS: 31 Roundwood Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **MARY E. CHINAULT.**

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

DOCKET #2014-04381

ALL THAT CERTAIN lot or tract of land, situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, PA.

TAX PARCEL #05-069-066.

PROPERTY ADDRESS: 1441 Williams Street, Levittown, Pennsylvania 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GREGORY A. ZACKOWSKI, WENDY ZACKOWSKI.**

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

DOCKET #2014-04845

ALL THAT CERTAIN lot or piece of ground situate in **BRISTOL TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #05-059-235-02.

PROPERTY ADDRESS: 4200 Fayette Drive, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARION ALSTON a/k/a MARION A. ALSTON, JR. ROBERT W. WILLIAMS**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-04871

ALL THAT CERTAIN lot or piece of ground situate in **BRISTOL TOWNSHIP**, County of Bucks, and Commonwealth of Pennsylvania. TAX PARCEL #05-052-091.

PROPERTY ADDRESS: 1327 Minot Street a/k/a 1327 Minot Avenue, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL W. COLE, REAL OWNER AND ORIGINAL MORTGAGOR, SUZANNE M. COLE, ORIGINAL MORTGAGOR.**

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

DOCKET #2014-05092

ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon situate lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania shown and designated as Lot No. 3970-R on Subdivision Map of "Indian Creek," Levittown Section 49, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on December 3, 1953 in Plan Book 7 at Page 27.

TAX PARCEL #5-33-1.

PROPERTY ADDRESS: 65 Ivy Hill Road, Levittown, PA 19056.

JUDGMENT AMOUNT: \$61,490.81.

IMPROVEMENTS: A SINGLE FAMILY RESIDENCE CONSISTING OF APPROX. 7 ROOMS (4 BEDROOMS + 1.5 BATHS).

SOLD AS THE PROPERTY OF: **ROBERT EDELMAN, III AND DEBRA ANN EDELMAN, HUSBAND & WIFE.**

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

DOCKET #2014-05334

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

TAX PARCEL #5-39-534.

PROPERTY ADDRESS: 47 Aster Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **GEORGE E. WILSON a/k/a GEORGE E. WILSON, IV a/k/a GEORGE WILSON, IV a/k/a GEORGE WILSON.**

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

DOCKET #2014-05337

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

TAX PARCEL #05-071-271.

PROPERTY ADDRESS: 71 Jonquil Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **KAREN SCHOENER.**

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

DOCKET #2014-05525

US Bank National Association as Trustee for Citigroup Mortgage Loan Trust 2007-Wfhe2, Asset-Backed Pass-Through Certificates, Series 2007-Wfhe2 v. Joseph R. Melendez, Jr., owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 5711 Mustang Street, Levittown, PA 19057-4134.

TAX PARCEL #05-040-268.

PROPERTY ADDRESS: 5711 Mustang Street, Levittown, PA 19057-4134.

JUDGMENT AMOUNT: \$136,717.84.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH R. MELENDEZ, JR.**

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

DOCKET #2014-05689

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the **TOWNSHIP**

OF BRISTOL, County of Bucks and Commonwealth of Pennsylvania, being Lot No. 6 on Major Subdivision Plan for Joseph Saba as surveyed by Joseph H. Mixner Civil Engineer and recorded in Plan Book 273 page 38 on 12/16/93.

TAX PARCEL #5-26-240-5.

PROPERTY ADDRESS: 2911 Dixon Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JUAN RAMON RODRIGUEZ-MORALES, ARCELIA RODRIGUEZ VASQUEZ.**

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

DOCKET #2014-05700

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

TAX PARCEL #05-032-051.

PROPERTY ADDRESS: 41 Margin Road, Levittown, PA 19056.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES A. LABOR, TARA M. LABOR.**

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

DOCKET #2014-05704

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected SITUATE, lying and being in the **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS, Commonwealth of Pennsylvania.

TAX PARCEL #05-036-252.

PROPERTY ADDRESS: 60 BLACK WALNUT ROAD, LEVITTOWN, PA 19057.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **BRIAN DOUGHERTY, DONNA M. DOUGHERTY, UNITED STATES OF AMERICA.**

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

DOCKET #2014-06054

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH THE BUILDING

AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING AT LEVITTOWN, IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #05-039-348.

PROPERTY ADDRESS: 233 Oaktree Drive, Levittown, Pennsylvania 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RAYMOND J. HAZELL, CLAUDETTE J. HAZELL.**

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

DOCKET #2014-06106

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. v. Doris Smith owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1207 Pacific Avenue, Bristol, PA 19007-2917.

TAX PARCEL #05-073-049.

PROPERTY ADDRESS: 1207 Pacific Avenue, Bristol, PA 19007-2917.

JUDGMENT AMOUNT: \$145,805.73.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DORIS SMITH.**

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

DOCKET #2014-06269

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

TAX PARCEL #13-022-001.

PROPERTY ADDRESS: 44 Birch Drive, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LEONARDO G. FERRE.**

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

BUCKINGHAM TOWNSHIP

DOCKET #2013-08561

Wells Fargo Bank, N.A. v. Ryan C. Kraus owner(s) of property situate in the **BUCKINGHAM TOWNSHIP**, BUCKS

County, Pennsylvania being 3873 Charter Club Drive, Doylestown, PA 18902-6901.

TAX PARCEL #06-066-049.

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

JUDGMENT AMOUNT: \$402,527.35.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-00194

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

TAX PARCEL #06-063-044.

PROPERTY ADDRESS: 4212 Milords Lane, Doylestown, PA 18901.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NANCY J. McCARDLE, GEORGE R. McCARDLE, JR.**

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-05088

ALL THAT CERTAIN lot or parcel of land situated in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks, and Commonwealth of Pennsylvania, being Lot No. 35 as shown on a plan entitled, "Record Plan Sheets 1 through 3 of 3, prepared by Boucher and James, Inc., Doylestown, Pennsylvania, 18901, dated March 21, 2001, last revised July 30, 2003 and recorded in the Office of the Recorder of Deeds in Book 315, Pages 93A, 93B and 93C on October 23, 2003, more particularly described as follows: TAX PARCEL #06-073-001.

PROPERTY ADDRESS: 2209 Bell Flower Lane, New Hope, PA 18938.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRAD E. WURTZ.**

LEEANE O. HUGGINS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

CHALFONT BOROUGH

DOCKET #2014-01629

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

TAX PARCEL #7-4-344-51.

PROPERTY ADDRESS: 410 Elm Circle, Chalfont, Pennsylvania 18914.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MEE HYE LEE, TONG INN LEE.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOYLESTOWN TOWNSHIP

DOCKET #2002-02938

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

TAX PARCEL #09-025-096.

PROPERTY ADDRESS: 22 Pickwick Drive, Doylestown, PA 18901.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RITA FUSCO, THOMAS FUSCO, BUCKS COUNTY PROPERTY PRESERVATION TRUST.**

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-03478

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 A. Stellwagon, Nancy Stellwagon owner(s) of property situate in the **DOYLESTOWN TOWNSHIP, BUCKS County, Pennsylvania**, being 51 Constitution Avenue, Doylestown, PA 18901-2260.

TAX PARCEL #09-030-073.

PROPERTY ADDRESS: 51 Constitution Avenue, Doylestown, PA 18901-2260.

JUDGMENT AMOUNT: \$242,537.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREYA. STELLWAGON, NANCY STELLWAGON. PHELAN HALLINAN**

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

DOCKET #2013-08345

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

TAX PARCEL #09-006-002.

PROPERTY ADDRESS: 15 Allen Drive, Doylestown, Pennsylvania 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TRICIA L. WEED.**

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

DURHAM TOWNSHIP

DOCKET #2013-01155

Wells Fargo Bank, N.A. v. Jillian Cochran, Keith R. Rau a/k/a Keith Rau owner(s) of property situate in the **DURHAM TOWNSHIP**, BUCKS County, Pennsylvania being 274 Old Furnace Road, Riegelsville, PA 18077-9550.

TAX PARCEL #11-006-029.

PROPERTY ADDRESS: 274 Old Furnace Road, Riegelsville, PA 18077-9550.

JUDGMENT AMOUNT: \$248,979.50.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JILLIAN COCHRAN, KEITH R. RAU a/k/a KEITH RAU.**

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

FALLS TOWNSHIP

DOCKET #2009-09904

Hsbc Bank USA, National Association, as Trustee for Wells Fargo Asset Securities Corporation Home Equity Asset-Backed Certificates Series 2006-3 v. Samuel R. Nicol, Jr., Brandi Schaub owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania being 16 Thaliabush Lane, Levittown, PA 19054-2902.

TAX PARCEL #13-023-500.

PROPERTY ADDRESS: 16 Thaliabush Lane, Levittown, PA 19054-2902.

JUDGMENT AMOUNT: \$382,657.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SAMUEL R. NICOL, JR., BRANDI SCHAUB.**

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

DOCKET #2013-01892

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

TAX PARCEL #13-7-284.

PROPERTY ADDRESS: 411 Trenton Road, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHI M. QUACH, ORIGINAL MORTGAGOR, SO N. THACH a/k/a SO NGOC THACH a/k/a SO THACH, ORIGINAL MORTGAGOR AND REAL OWNER.**

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

DOCKET #2013-03663

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

TAX PARCEL #13-026-244.

PROPERTY ADDRESS: 26 North Court Lane, Levittown, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DONNA BOLTERSDORF, KARL D. BOLTERSDORF.**

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

DOCKET #2013-07532

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

BEING more fully described in a Deed dated August 8, 1967, among the land records of the County and State set forth above, in Deed Volume 1872, Page 543.

TAX PARCEL #13-015-223.

PROPERTY ADDRESS: 504 South Olds Boulevard, Fairless Hills, PA 19030.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF LUTHER H. COOPER.**

SCOTT A. DIETTERICK, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-01318

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

BEING more fully described in a Deed dated April 18, 2007, among the land records of the County and State set forth above, in Deed Volume 5387, Page 1973.

TAX PARCEL #13-042-106.

PROPERTY ADDRESS: 270 Pinewood Drive, Levittown, PA 19054.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **LAURA STRETZ-DeMARIA f/k/a LAURA STRETZ, STEVEN M. DeMARIA.**

SCOTT A. DIETTERICK, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-02785

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

TAX PARCEL #13-002-049.

PROPERTY ADDRESS: 206 Yorkshire Lane, Fairless Hills, PA 19030.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WANDA SCHEPSE, SOLELY IN HER CAPACITY AS HEIR OF THE ESTATE OF SARAH E. KLEIN, DECEASED, ARTHUR R. KLEIN, JR., SOLELY IN HIS CAPACITY**

AS HEIR OF THE ESTATE OF SARAH E. KLEIN, DECEASED, UNKNOWN HEIRS OF SARAH E. KLEIN, DECEASED.

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-05172

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

TAX PARCEL #13-007-186.

PROPERTY ADDRESS: 405 Berkshire Road, Fairless Hills, Pennsylvania 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THOMAS J. PURCELL, MARISA PURCELL.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-05385

Santander Bank, N.A. v. Alan D. Dove, Colleen F. Dove owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 12 Walnut Lane, Levittown, PA 19054-3102.

TAX PARCEL #13-025-071.

PROPERTY ADDRESS: 12 Walnut Lane, Levittown, PA 19054-3102.

JUDGMENT AMOUNT: \$191,268.84.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ALAN D. DOVE, COLLEEN F. DOVE.**

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-06269

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

TAX PARCEL #13-022-001.

PROPERTY ADDRESS: 44 Birch Drive, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LEONARDO G. FERRE.**

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

HILLTOWN TOWNSHIP

DOCKET #2008-01092-32-1

Wells Fargo Bank, N.A. v. Donald C. Freed,
Sandra L. Freed owner(s) of property situate
in **HILLTOWN TOWNSHIP**, BUCKS
County, Pennsylvania, being 114 Orchard
Road, Perkasio, PA 18944-2414.

TAX PARCEL #15-015-013.

PROPERTY ADDRESS: 114 Orchard Road,
Perkasie, PA 18944-2414.

JUDGMENT AMOUNT: \$126,385.25.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

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

PHELAN HALLINAN

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

LOWER MAKEFIELD TOWNSHIP

DOCKET #2011-09257

Hsbc Bank USA, National Association as
Trustee for Nomura Home Equity Loan, Inc.
Assetbacked Certificates, Series 2006-Af1
v. Nancy Derry, Michael Branch owner(s)
of property situate in the **TOWNSHIP OF
LOWER MAKEFIELD**, BUCKS County,
Pennsylvania, being 1289 Belgrave Crescent,
Yardley, PA 19067-6003.

TAX PARCEL #20-062-029.

PROPERTY ADDRESS: 1289 Belgrave
Crescent, Yardley, PA 19067-6003.

JUDGMENT AMOUNT: \$377,942.49.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **NANCY
DERRY, MICHAEL BRANCH.**

PHELAN HALLINAN

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

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-06454

TAX PARCEL #20-016-041-004.

PROPERTY ADDRESS: 1000 Stony Hill
Road, Unit 4, Morrisville, Pennsylvania
19067, **LOWER MAKEFIELD TWP.**

Known As: Hampton Inn—Newtown.

IMPROVEMENTS: 137 GUEST ROOM
HOTEL, MEETING SPACE AND
OUTDOOR POOL WITH LOUNGE AREA.

SOLD AS THE PROPERTY OF: **MOODY
NATIONAL PHILLY NEWTOWN
H, LLC, TIC PHILLY NEWTOWN
1, LLC, TIC PHILLY NEWTOWN 2,
LLC, TIC PHILLY NEWTOWN 3, LLC,
TIC PHILLY NEWTOWN 4, LLC,
TIC PHILLY NEWTOWN 5, LLC,
TIC PHILLY NEWTOWN 6, LLC,
TIC PHILLY NEWTOWN 7, LLC,
TIC PHILLY NEWTOWN 8, LLC, TIC
PHILLY NEWTOWN 9, LLC, TIC PHILLY
NEWTOWN 10, LLC, TIC PHILLY
NEWTOWN 11, LLC, TIC PHILLY
NEWTOWN 12, LLC, TIC PHILLY
NEWTOWN 13, LLC, TIC PHILLY
NEWTOWN 14, LLC, TIC PHILLY
NEWTOWN 15, LLC, TIC PHILLY
NEWTOWN 16, LLC, TIC PHILLY
NEWTOWN 17, LLC, TIC PHILLY
NEWTOWN 18, LLC, TIC PHILLY
NEWTOWN 19, LLC, TIC PHILLY
NEWTOWN 20, LLC, TIC PHILLY
NEWTOWN 21, LLC, COURTNEY
JEANETTE TAKAI.**

RAYMOND A. QUAGLIA, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-07670

Wells Fargo Bank, N.A. v. Judy L. Fisher,
Richard A. Fisher owner(s) of property situate
in **LOWER MAKEFIELD TOWNSHIP**,
BUCKS County, Pennsylvania being 187 Pine
Cone Drive, Yardley, PA 19067-5765.

TAX PARCEL #20-067-037.

PROPERTY ADDRESS: 187 Pine Cone
Drive, Yardley, PA 19067-5765.

JUDGMENT AMOUNT: \$142,458.93.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

DOCKET #2012-03585

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

TAX PARCEL #20-034-005.

PROPERTY ADDRESS: 441 Stony Hill
Road, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **TANWIR
HAQUE.**

SOLD AS THE PROPERTY OF: **JUDY L. FISHER, RICHARD A. FISHER. PHELAN HALLINAN**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2014-03540
ALL THAT CERTAIN lot or piece of ground situate in **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks, and Commonwealth of Pennsylvania.
TAX PARCEL #21-10-391.
PROPERTY ADDRESS: 521 Central Avenue, Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SCOTT E. BARDER, CHRISTINE SCHAEFER. ROBERT W. WILLIAMS**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-04379
CitiMortgage, Inc., Successor by Merger to Abn Amro Mortgage Group, Inc. v. Jeffery Hantman a/k/a Jeffrey Hantman, Mindy Hantman owner(s) of property situate in **LOWER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania being 628 Mill Road, Trevose, PA 19053-6510.
TAX PARCEL #21-028-006.001.
PROPERTY ADDRESS: 628 Mill Road, Trevose, PA 19053-6510.
JUDGMENT AMOUNT: \$189,306.18.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **JEFFERY HANTMAN a/k/a JEFFREY HANTMAN, MINDY HANTMAN. PHELAN HALLINAN**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

MIDDLETOWN TOWNSHIP

DOCKET #2009-11536
U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Successor by Merger to Lasalle Bank National Association as Trustee for Certificate Holders of Emc Mortgage Loan Trust 2006-A, Mortgage Pass-Through Certificates, Series 2006-A v. Mario

F. Cacace owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, BUCKS County, Pennsylvania being 64 Turf Road, Levittown, PA 19056-1520.
TAX PARCEL #22-052-187.
PROPERTY ADDRESS: 64 Turf Road, Levittown, PA 19056-1520.
JUDGMENT AMOUNT: \$178,934.27.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **MARIO F. CACACE. PHELAN HALLINAN**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-05446
CitiMortgage, Inc. v. Richard Sommer, Debra Sommer owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 1832 1st Street, Langhorne, PA 19047-1740.
TAX PARCEL #22-044-061.
PROPERTY ADDRESS: 1832 1st Street, Langhorne, PA 19047-1740.
JUDGMENT AMOUNT: \$243,670.41.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **RICHARD SOMMER, DEBRA SOMMER. PHELAN HALLINAN**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-09406
ALL THAT CERTAIN unit in the property known numbered and identified in the Declaration plan referred to below as Summit Ridge, located in **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania.
TAX PARCEL #22-066-012-050.
PROPERTY ADDRESS: 50 Oak Ridge Drive, Building #3, Unit #50, Langhorne, Pennsylvania 19047.
IMPROVEMENTS: CONDOMINIUM.
SOLD AS THE PROPERTY OF: **FRANCES P. PALUMBO, KNOWN SURVIVING HEIR OF MARIE E. LOGAN, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIR OF MARIE E. LOGAN, DECEASED MORTGAGOR AND REAL OWNER. TERRENCE J. McCABE**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

MILFORD TOWNSHIP**DOCKET #2006-06151**

ALL THAT CERTAIN message and tract or parcel of land situate on the Northerly side of Zipp Road (Township Road 461) in the **TOWNSHIP OF MILFORD**, County of Bucks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike located in the center of Zipp Road (Township Road 461), said spike being the Southernmost corner of the herein described parcel and also a corner in common with land now or formerly of Edward and Katherine Pocius; thence along the same the following two (2) courses and distances: (1) North 49° 49' 33" West a distance of 260.71 feet to an iron pin, (2) North 62° 40' 23" West a distance of 325.21 feet to an iron pin; thence along land now or formerly of Allan and Karen Whitaker North 34° 01' 10" East a distance of 272.73 feet to an iron pin; thence along land now or formerly of John and Stella Pocius, South 58° 05' 26" East a distance of 580.91 feet to a railroad spike; thence in and along Zipp Road the following two (2) courses and distances: (1) South 22° 27' 00" West a distance of 113.00 feet to a railroad spike, (2) South 40° 55' 00" West a distance of 174.73 feet to a railroad spike, the place of Beginning.

CONTAINING 3.5719 acres (155,592.0 square feet) of land.

TAX PARCEL #23-001-105-001.

PROPERTY ADDRESS: 1340 Zipp Road (Township Route 461), Milford Township, Bucks County, PA.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **E. WAYNE POCIUS, RUTH J. POCIUS.**

JENNIFER R. HOOVER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2011-09758

GMAC Mortgage, LLC v. Douglas P. Harr, Margaret E. Harr owner(s) of property situate in the **MILFORD TOWNSHIP**, BUCKS County, Pennsylvania being 2305 Mill Hill Road, Quakertown, PA 18951-3904.

TAX PARCEL #23-015-101.

PROPERTY ADDRESS: 2305 Mill Hill Road, Quakertown, PA 18951-3904.

JUDGMENT AMOUNT: \$495,431.57.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DOUGLAS P. HARR, MARGARET E. HARR.**

PHELAN HALLINAN

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

DOCKET #2013-03550

ALL THAT CERTAIN tract or parcel of land situate on the East side of Hieter Road (T-346) in the **TOWNSHIP OF MILFORD**, County of Bucks and Commonwealth of Pennsylvania, being Lot No. 1 of a Subdivision Plan for John M. Horne dated December 16, 1986 and last revised April 3, 1987 and recorded in the Bucks County Recorder of Deeds Office Plan Book 239 page 56 and being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the Easterly side of Hieter Road (T346) in line of lands now or formerly of James Gross; thence along said lands now or formerly of James Gross North 57 degrees 22 minutes 12 seconds East 280.24 feet to an iron pin in the Westerly line of the Pennsylvania Turnpike Commission; thence along said Westerly line of Turnpike Commission South 32 degrees 37 minutes 48 Seconds East 200 feet to an iron pin; thence South 71 degrees 32 minutes 09 seconds West 353.56 feet to an iron pin in the aforementioned Easterly side of Hieter Road; thence along said Easterly side of Hieter Road North 03 degrees 28 minutes 56 seconds West 127.25 feet to the place of beginning.

TAX PARCEL #23-002-052-002.

PROPERTY ADDRESS: 2369 HIETER ROAD a/k/a 2369 HEITER ROAD, QUAKERTOWN, PA 18951.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HEATHER L. TYAHLA f/k/a HEATHER YOUNG, RONALD T. TYAHLA.**

POWERS, KIRN & ASSOCIATES

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

DOCKET #2014-01290

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

TAX PARCEL #23-011-073.

PROPERTY ADDRESS: 2077 Clover Mill Road, Quakertown, Pennsylvania 18951.

IMPROVEMENTS: RESIDENTIAL
DWELLING.
SOLD AS THE PROPERTY OF: **ALLISON L. DeLONG.**
TERRENCE J. McCABE, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-03507

Nationstar Mortgage LLC v. Richard Conte owner(s) of property situate in the **MILFORD TOWNSHIP**, BUCKS County, Pennsylvania being 2048 Valley View Drive, Quakertown, PA 18951-3877.

TAX PARCEL #23-004-082.

PROPERTY ADDRESS: 2048 Valley View Drive, Quakertown, PA 18951-3877.

JUDGMENT AMOUNT: \$259,909.99.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

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

PHELAN HALLINAN

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

MORRISVILLE BOROUGH

DOCKET #2013-09569

Wells Fargo Bank, N.A. v. Barbara J. Mealey, in Her Capacity as Co-Trustee and Beneficiary of the Estate of Betty P. Marcinek a/k/a Betty Marcinek, William E. Withrow, in His Capacity as Co-Trustee and Beneficiary of the Estate of Betty P. Marcinek a/k/a Betty Marcinek, the Betty P. Marcinek Revocable Living Trust Agreement Dated, September 4, 2003, the Unknown Beneficiaries of the Betty P. Marcinek Revocable Living Trust Agreement Dated, September 4, 2003 owner(s) of property situate in **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania being 605 Dorset Drive, Morrisville, PA 19067-7506.

TAX PARCEL #24-004-146.

PROPERTY ADDRESS: 605 Dorset Drive, Morrisville, PA 19067-7506.

JUDGMENT AMOUNT: \$183,085.49.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **BARBARA J. MEALEY, IN HER CAPACITY AS CO-TRUSTEE AND BENEFICIARY OF THE ESTATE OF BETTY P. MARCINEK a/k/a BETTY MARCINEK, WILLIAM**

E. WITHROW, IN HIS CAPACITY AS CO-TRUSTEE AND BENEFICIARY OF THE ESTATE OF BETTY P. MARCINEK a/k/a BETTY MARCINEK, THE BETTY P. MARCINEK REVOCABLE LIVING TRUST AGREEMENT DATED SEPTEMBER 4, 2003, THE UNKNOWN BENEFICIARIES OF THE BETTY P. MARCINEK REVOCABLE LIVING TRUST AGREEMENT DATED, SEPTEMBER 4, 2003.

PHELAN HALLINAN

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

DOCKET #2014-04901

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

TAX PARCEL #24-010-360-001.

PROPERTY ADDRESS: 45 Jessie Avenue, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **LINDA G. SMITH, DERRICK B. SMITH.**

ROBERT W. WILLIAMS, Esquire

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

DOCKET #2014-06138

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

TAX PARCEL #24-3-78-2.

PROPERTY ADDRESS: 6 Lynns Court, Morrisville, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HEATHER A. MOYER.**

MICHAEL T. McKEEVER, Esquire

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

NEW BRITAIN TOWNSHIP

DOCKET #2012-08035

Wells Fargo Bank, N.A. v. James A. Koch, Krista M. Koch owner(s) of property situate in **NEW BRITAIN TOWNSHIP**, BUCKS County, Pennsylvania being 201 Hampshire Drive, Chalfont, PA 18914-2323.

TAX PARCEL #26-007-211.
 PROPERTY ADDRESS: 201 Hampshire Drive, Chalfont, PA 18914-2323.
 JUDGMENT AMOUNT: \$193,887.45.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **JAMES A. KOCH, KRISTA M. KOCH.**
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

NEWTOWN TOWNSHIP

DOCKET #2009-11469
 ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected located in the City of George School, County of Bucks and Commonwealth of Pennsylvania.
 TAX PARCEL #29-040-018.
 PROPERTY ADDRESS: 318 Spruce Court, Newtown, PA 18940.
 IMPROVEMENTS: A SINGLE FAMILY DWELLING.
 SOLD AS THE PROPERTY OF: **MARK QUINNAN, DEBORAH A. QUINNAN.**
MICHAEL T. McKEEVER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-00347
 ALL THAT CERTAIN lot or piece of ground situate in **TOWNSHIP OF NEWTOWN**, County of Bucks and Commonwealth of Pennsylvania.
 TAX PARCEL #29-031-072-1305.
 PROPERTY ADDRESS: 1305 Diamond Street a/k/a 1305 Diamond Drive, Newtown, PA 18940.
 IMPROVEMENTS: RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **KENT E. BOYER, THE UNITED STATES OF AMERICA c/o THE U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA.**
ROBERT W. WILLIAMS, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-01741
 All that certain lot or piece of ground together with the improvements thereon erected situate in the **TOWNSHIP OF NEWTOWN**, County

of Bucks and Commonwealth of Pennsylvania being Lot No. 1 on Recorded Plan (Southerly Section) Eagleton Farms made by Boucher and James, Inc., land surveyors dated February 5, 1996 and last revised December 3, 1996 recorded in Plan Book 286 Page 70 more fully bounded and described as follows, to wit:

TAX PARCEL #29-043-567.
 PROPERTY ADDRESS: 1 Hansel Road, Newtown, PA 18940.
 IMPROVEMENTS: A RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **CARTY L. GIFFIN, DEBRA N. GIFFIN, UNITED STATES OF AMERICA.**
LEEANE O. HUGGINS, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

NOCKAMIXON TOWNSHIP

DOCKET #2014-01928
 Biscoe Finance, LLC v. Marc S. Yanoff a/k/a Marc Yanoff a/k/a Mark Yanoff owner(s) of property situate in the **NOCKAMIXON TOWNSHIP**, BUCKS County, Pennsylvania being 120 Colonial Way, Upper Black Eddy, PA 18972-9327.
 TAX PARCEL #30-013-035-001.
 PROPERTY ADDRESS: 120 Colonial Way, Upper Black Eddy, PA 18972-9327.
 JUDGMENT AMOUNT: \$272,589.40.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **MARC S. YANOFF a/k/a MARC YANOFF a/k/a MARK YANOFF.**
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

NORTHAMPTON TOWNSHIP

DOCKET #2010-01515
 CitiMortgage, Inc. v. Kenneth Mayo, Linda Mayo owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania being 3205 Stockton Place, Holland, PA 18966-2918.
 TAX PARCEL #31-065-210.
 PROPERTY ADDRESS: 3205 Stockton Place, Holland, PA 18966-2918.
 JUDGMENT AMOUNT: \$182,352.19.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KENNETH MAYO, LINDA MAYO.**

PHELAN HALLINAN

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

DOCKET #2010-08638

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

TAX PARCEL #31-19-70-1.

PROPERTY ADDRESS: 1145 Bristol Road, Churchville, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THOMAS DePAUL BOWER, SR.**

ROBERT W. WILLIAMS, Esquire

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

DOCKET #2012-09292

All that certain lot or piece of ground with the buildings and improvements thereon erected, situated in **NORTHAMPTON TOWNSHIP**, Bucks County, PA.

TAX PARCEL #31-58-177.

PROPERTY ADDRESS: 97 Ann Drive, Richboro, PA 18954.

IMPROVEMENTS: A ONE STORY DWELLING WITH 4 BEDROOMS, 2 1/2 BATHS & GARAGE.

SOLD AS THE PROPERTY OF: **DAVID M. DILKS a/k/a DAVID DILKS, CHERYL B. DILKS a/k/a CHERYL DILKS.**

PAUL J. FANELLI, Esquire

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

DOCKET #2013-07386

JPMorgan Chase Bank, National Association v. Juan Soto, Ingribec Soto owner(s) of property situate in the **TOWNSHIP OF NORTHAMPTON**, BUCKS County, Pennsylvania being 252 Bradley Court, Southampton, PA 18966-2759.

TAX PARCEL #31-067-113.

PROPERTY ADDRESS: 252 Bradley Court, Southampton, PA 18966-2759.

JUDGMENT AMOUNT: \$239,357.23.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JUAN SOTO, INGRIBEC SOTO.**

PHELAN HALLINAN

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

DOCKET #2014-04656

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

TAX PARCEL #31-012-212.

PROPERTY ADDRESS: 27 Yale Drive, Richboro, Pennsylvania 18954.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NIRAJ P. CHINOY, DIMPLE N. CHINOY.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2014-05935

Wells Fargo Financial Pennsylvania, Inc. v. Dorothy G. Beverley a/k/a Dorothy G. Beverly owner(s) of property situate in **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania being 7 Charlotte Drive, Churchville, PA 18966-1301.

TAX PARCEL #31-016-195.

PROPERTY ADDRESS: 7 Charlotte Drive, Churchville, PA 18966-1301.

JUDGMENT AMOUNT: \$533,097.92.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DOROTHY G. BEVERLEY a/k/a DOROTHY G. BEVERLY.**

PHELAN HALLINAN

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

DOCKET #2014-06314

Santander Bank, N.A. v. Howard A. Bloom owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania being 8 Lincoln Circle, Ivyland, PA 18974-5806.

TAX PARCEL #31-49-73.

PROPERTY ADDRESS: 8 Lincoln Circle, Ivyland, PA 18974-5806.

JUDGMENT AMOUNT: \$352,002.91.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HOWARD A. BLOOM.**

PHELAN HALLINAN

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

PLUMSTEAD TOWNSHIP

DOCKET #2011-07900

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

TAX PARCEL #34-006-062.

PROPERTY ADDRESS: 6805 Tohickon Hill Road, Pipersville, PA 18947.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GLENN R. BURD, JESSICA S. BURD.**

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2012-04448

PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known as National City Mortgage Co., Doing Business as Eastern Mortgage Services v. John Pilon owner(s) of property situate in the **PLUMSTEAD TOWNSHIP**, BUCKS County, Pennsylvania being 4510 McNeil Road, Doylestown, PA 18902-9341.

TAX PARCEL #34-015-103.

PROPERTY ADDRESS: 4510 McNeil Road, Doylestown, PA 18902-9341.

JUDGMENT AMOUNT: \$638,856.89.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2014-05494

Hsbc Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2004-2 Trust, Home Equity Asset-Backed Certificates, Series 2004-2 v. Donald W. Schilling, Patricia M. Schilling owner(s) of property situate in **PLUMSTEAD TOWNSHIP**, BUCKS County, Pennsylvania being 5810 Meetinghouse Road a/k/a 5096 Hancock Lane, Plumsteadville, PA 18947-1087.

TAX PARCEL #34-004-052.

PROPERTY ADDRESS: 5810 Meetinghouse Road a/k/a 5096 Hancock Lane, Plumsteadville, PA 18947-1087.

JUDGMENT AMOUNT: \$250,029.70.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DONALD W. SCHILLING, PATRICIA M. SCHILLING.**

PHELAN HALLINAN

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

QUAKERTOWN BOROUGH

DOCKET #2013-02608

Nationstar Mortgage LLC v. Paul W. Fleck, Patti J. Fleck owner(s) of property situate in **QUAKERTOWN BOROUGH**, BUCKS County, Pennsylvania being 322 South 10th Street, Quakertown, PA 18951-1530.

TAX PARCEL #35-007-010-001.

PROPERTY ADDRESS: 322 South 10th Street, Quakertown, PA 18951-1530.

JUDGMENT AMOUNT: \$201,631.84.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PAUL W. FLECK, PATTI J. FLECK.**

PHELAN HALLINAN

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

DOCKET #2013-08672

ALL THAT CERTAIN LOT OR TRACT OF GROUND SITUATE IN **QUAKERTOWN BOROUGH**, BUCKS COUNTY, PENNSYLVANIA.

TAX PARCEL #35-002-233.

PROPERTY ADDRESS: 23 Braithwaite Lane, Quakertown, Pennsylvania 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH PAVKOVICH, ONLY KNOWN SURVIVING HEIR OF JOHN J. PAVKOVICH, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF JOHN J. PAVKOVICH, DECEASED MORTGAGOR AND REAL OWNER.**

TERRENCE J. McCABE, Esquire

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

RICHLAND TOWNSHIP

DOCKET #2014-01770

ALL THAT CERTAIN lot or land situate along the West side of the California Road in

the **TOWNSHIP OF RICHLAND**, County of Bucks and State of PA, bounded and described in accordance with a survey made by Stanley F. Moyer, Registered Surveyor, of Souderton, PA on 2/7/1947.

AND ALSO ALL THAT CERTAIN TRACT OF LAND lying along the West side of the California Road extending from Quakertown to California, intended to be conveyed by Arthur Landis to Richard Cressman described according to a recent survey and plan dated 4/15/1952, prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, PA.

TAX PARCEL #36-017-015.001.

PROPERTY ADDRESS: 396 California Road, Township of Richland, Bucks County, PA.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **JAMES P. EAGAN, DIANE C. EAGAN.**

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

DOCKET #2014-03447

TAX PARCEL #36-027-180.

PROPERTY ADDRESS: 410 Terrace Drive, Quakertown, Bucks County, Pennsylvania 18951 **RICHLAND TOWNSHIP.**

JUDGMENT AMOUNT: \$161,587.47.

BEING THE SAME PREMISES which Raymond T. Mahon and Lauren E. Bonner nka Lauren E. Mahon by deed dated December 2, 2011 and recorded December 13, 2011 in the Recorder of Deeds Office in and for Bucks County, Pennsylvania in Record Book 6888, Page 33, granted and conveyed unto Adam L. Minus, as sole owner.

IMPROVEMENTS: DWELLING HOUSE.

SOLD AS THE PROPERTY OF: **ADAM L. MINUS.**

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

SILVERDALE BOROUGH

DOCKET #2014-00302

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

TAX PARCEL #40-003-178.

PROPERTY ADDRESS: 117 Noble Drive, Perkasio, PA 18944.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JENNIFER L. McDONALD, DAVID M. McDONALD.**

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

SOLEBURY TOWNSHIP

DOCKET #2013-03273

JPMorgan Chase Bank, N.A. v. Brian R. Price a/k/a Brian Price, Megan S. Price a/k/a Megan Price owner(s) of property situate in **SOLEBURY TOWNSHIP**, BUCKS County, Pennsylvania being 1204 Reins Circle, New Hope, PA 18938-5814.

TAX PARCEL #41-047-011.

PROPERTY ADDRESS: 1204 Reins Circle, New Hope, PA 18938-5814.

JUDGMENT AMOUNT: \$487,631.74.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRIAN R. PRICE a/k/a BRIAN PRICE, MEGAN S. PRICE a/k/a MEGAN PRICE.**

PHELAN HALLINAN

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

SPRINGFIELD TOWNSHIP

DOCKET #2013-10129

ALL THAT CERTAIN messuage and tract of land together with the dwelling now hereon erected located in the **SPRINGFIELD TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #42-012-135.

PROPERTY ADDRESS: 3090 Route 212, Coopersburg, PA 18081.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID J. KENDERDINE, DAE M. KENDERDINE.**

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

DOCKET #2014-06294

ALL THAT CERTAIN messuage and tract of land, together with the dwelling now therein erected, situate in **SPRINGFIELD TOWNSHIP**, Bucks County, and State of Pennsylvania, known as 1638 Highpoint

Road, Coopersburg, bounded and described as follows, to wit:

TAX PARCEL #42-006-023-002.

PROPERTY ADDRESS: 1638 HIGHPOINT ROAD, COOPERSBURG.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING WITH RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **ROBERT E. BODKIN, III, REBECCA L. BODKIN.**

JEFFREY G. TRAUGER, Esquire

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

TINICUM TOWNSHIP

DOCKET #2011-00186

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF TINICUM**, BUCKS COUNTY, PENNSYLVANIA.

TAX PARCEL #44-5-54-1.

PROPERTY ADDRESS: 703 Cafferty Road, Ottsville, PA 18942.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **LARRY L. CLEVINGER.**

MARK J. UDREN, Esquire

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

TULLYTOWN BOROUGH

DOCKET #2012-07212

Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. v. Robert Masterson, Rachel Masterson a/k/a Rachele Masterson owner(s) of property situate in the **TULLYTOWN BOROUGH**, BUCKS County, Pennsylvania being 331 Lakeside Drive, Levittown, PA 19054-3932.

TAX PARCEL #46-007-043.

PROPERTY ADDRESS: 331 Lakeside Drive, Levittown, PA 19054-3932.

JUDGMENT AMOUNT: \$304,606.28.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT MASTERSON, RACHEL MASTERSON a/k/a RACHELE MASTERSON.**

PHELAN HALLINAN

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

UPPER MAKEFIELD TOWNSHIP

DOCKET #2014-06770

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF UPPER MAKEFIELD** in the County of Bucks and Commonwealth of Pennsylvania bounded and described according to a "Minor Subdivision" made for Ferman Lex by All County, Inc., Engineers, Planners and Land Surveyors dated May 27, 1988 and recorded in the Office for the Recording of Deeds of Bucks County, at Doylestown, PA on August 19, 1988 in Plan Bok 246 Page 95, as follows to wit:

TAX PARCEL #47-7-1.

PROPERTY ADDRESS: 457 Lurgan Road, New Hope, PA 18938.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THOMAS D. REESE, PATRICIA A. REESE.**

LEEANE O. HUGGINS, Esquire

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

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2010-06725

Flagstar Bank, FSB v. Yuri Kushnirsky a/k/a Yuriy Kushnirskiy a/k/a Yuri M. Kushnirsky, Lora Kushnirsky a/k/a Larisa Kushnirskiy a/k/a Larisa Kushnirsky owner(s) of property situate in the **UPPER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania being 1210 Deer Run Court, Southampton, PA 18966-4626.

TAX PARCEL #48-026-015-008.

PROPERTY ADDRESS: 1210 Deer Run Court, Southampton, PA 18966-4626.

JUDGMENT AMOUNT: \$404,564.83.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **YURI KUSHNIRSKY a/k/a YURIY KUSHNIRSKIY a/k/a YURI M. KUSHNIRSKY, LORA KUSHNIRSKY a/k/a LARISA KUSHNIRSKIY a/k/a LARISA KUSHNIRSKY.**

PHELAN HALLINAN

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

WARMINSTER TOWNSHIP

DOCKET #2012-07390

Federal National Mortgage Association v. Deborah Rosica a/k/a Deborah A. Rosica, Vince Rosica a/k/a Vincent N. Rosica owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania being 1008 Dogwood Road, Warminster, PA 18974-4022.

TAX PARCEL #49-010-116.

PROPERTY ADDRESS: 1008 Dogwood Road, Warminster, PA 18974-4022.

JUDGMENT AMOUNT: \$224,400.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DEBORAH ROSICA a/k/a DEBORAH A. ROSICA, VINCE ROSICA a/k/a VINCENT N. ROSICA.**

PHELAN HALLINAN

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

DOCKET #2013-05720

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks and Commonwealth of Pennsylvania, described according to a Survey and Plan made of Rosewood Gardens, Section No. 2 made by Charles E. Shoemaker, Registered Engineer, Abington Pennsylvania on November 9, 1954, as follows to wit:

BEGINNING at a point on the Northwest side of Rambler Road (50 feet wide) which point is measured on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.11 feet from a point on the Northeast side of Victoria Road (60 feet wide); thence extending along the Northwest side of Rambler Road North 42 degrees 19 minutes 10 seconds East 115.36 feet to a point; thence extending North 47 degrees 40 minutes 50 seconds West 134.39 feet to a point; thence extending South 41 degrees 25 minutes 40 seconds West 133.85 feet to a point on the Northeast side of Victoria Road; thence extending along the Northeast side of Victoria Road along the arc of a circle curving to the left having a radius of 570 feet the arc distance of 61.19 feet to a point of tangent; thence extending South 48 degrees 34 minutes 20 seconds East 51.51 feet to a point of curve; thence extending along the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.11 feet

to a point on the Northwest side of Rambler Road the first mentioned point and place of BEGINNING.

TAX PARCEL #49-006-277.

PROPERTY ADDRESS: 1073 VICTORIA ROAD, WARMINSTER, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES A.J. HALPIN, III, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALEXANDER J. GANZEL, SR., DECEASED.**

POWERS, KIRN & ASSOCIATES, LLC

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

DOCKET #2014-04047

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

TAX PARCEL #49-018-205-001.

PROPERTY ADDRESS: 320 FIR STREET, WARMINSTER, PA 18974.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **HEATHER RITZ.**

WILLIAM E. MILLER, Esquire

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

DOCKET #2014-06815

Wells Fargo Bank, N.A. v. Cheryl A. Pfleger, Rudolf A. Pfleger, Jr. owner(s) of property situate in **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania being 329 Grape Street, Warminster, PA 18974-4707.

TAX PARCEL #49-019-126-001.

PROPERTY ADDRESS: 329 Grape Street, Warminster, PA 18974-4707.

JUDGMENT AMOUNT: \$215,861.28.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHERYL A. PFLEGER, RUDOLF A. PFLEGER, JR. PHELAN HALLINAN**

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

WARRINGTON TOWNSHIP

DOCKET #2012-03196

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

TAX PARCEL #50-56-104.

PROPERTY ADDRESS: 825 Sherrick Court, Chalfont, PA 18914.

IMPROVEMENTS: A TWO STORY TOWNHOUSE WITH 3 BEDROOMS, 2 1/2 BATH.

SOLD AS THE PROPERTY OF: **DENISE BELLAMY, BETTY BELLAMY a/k/a BETTY DELORES BELLAMY.**

PAUL J. FANELLI, Esquire

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

WARWICK TOWNSHIP

DOCKET #2014-05244

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

TAX PARCEL #51029088.

PROPERTY ADDRESS: 106 Summerhill Court, Warwick, Pennsylvania 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EWA KARPETA, GREGORY KARPETA.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2014-06134

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

TAX PARCEL #51-027-134.

PROPERTY ADDRESS: 1686 Mayfield Circle, Jamison, Pennsylvania 18929.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ADAM P. FINKELSTEIN.**

TERRENCE J. McCABE, Esquire

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

WEST ROCKHILL TOWNSHIP

DOCKET #2010-04897

ALL THAT CERTAIN message and tract of land, together with the dwelling now thereon erected, situate in **WEST ROCKHILL TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #52-009-012-003.

PROPERTY ADDRESS: 2535 Camp Rock Hill Road, Quakertown, Pennsylvania 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM R. CARMAN, RHONDA L. BIRCHILL, THE UNITED STATES OF AMERICA.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2014-02968

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

TAX PARCEL #52-010-117-001.

PROPERTY ADDRESS: 25 West Branch Road, Sellersville, PA 18960.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARK A. SCHEETZ, MONICA R. SCHEETZ.**

MICHAEL T. McKEEVER, Esquire

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

WRIGHTSTOWN TOWNSHIP

DOCKET #2012-02289

ALL THAT CERTAIN tract or parcel of land, together with the buildings thereon erected situate in the **TOWNSHIP OF WRIGHTSTOWN**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #53-012-086.001.

PROPERTY ADDRESS: 457 Durham Road, Newtown, Pennsylvania 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD J. SHEPPARD, UNITED STATES OF AMERICA c/o UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA.**

TERRENCE J. McCABE, Esquire

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

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.

Jan. 22, 29; Feb. 5

Change of Name

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

NO. 2014-08822-18

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name(s) of **HAYDEN ALEXANDER FLEMING** to **HAYDEN ALEXANDER PFAFF**.

The Court has fixed the 12th day of February, 2015 at 10:00 A.M. in Courtroom No. 440, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Adam H. Tanker, Solicitor
Identification No. 205654
Williams Family Law, P.C.
43 North Pine Street
Doylestown, PA 18901
(215) 340-2207

Jan. 29

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

NO. 2014-08821-18

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name(s) of **LAURYN ANN FLEMING** to **LAURYN ANN PFAFF**.

The Court has fixed the 12th day of February, 2015 at 10:00 A.M. in Courtroom No. 440, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Adam H. Tanker, Solicitor
Identification No. 205654
Williams Family Law, P.C.
43 North Pine Street
Doylestown, PA 18901
(215) 340-2207

Jan. 29

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

NO. 2014-08759

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name(s) of **PAYAL GOPAL PATEL** to **PAYAL RONAK PATEL**.

The Court has fixed the 12th day of February, 2015 at 10:00 a.m. in Courtroom No. 440 of the Bucks County Courthouse, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Joseph S. Britton, Solicitor
Begley, Carlin & Mandio
680 Middletown Boulevard
Langhorne, PA 19047

Jan. 29

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

NO. 2014-08764

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name(s) of **POOJA GOPAL PATEL** to **POOJA RONAK PATEL**.

The Court has fixed the 12th day of February, 2015 at 10:00 a.m. in Courtroom No. 440 of the Bucks County Courthouse, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Joseph S. Britton, Solicitor
Begley, Carlin & Mandio
680 Middletown Boulevard
Langhorne, PA 19047

Jan. 29

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.

Beatituda Holding Company has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jan. 29

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

Jan. 29

Fleming Family Farm Inc. has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

Jonathan Samel, Solicitor
Hamburg, Rubin, Mullin,
Maxwell & Lupin, P.C.
ACTS Center – Blue Bell
375 Morris Rd.
P.O. Box 1479
Lansdale, PA 19446-0773

Jan. 29

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

Joseph P. Caracappa, Solicitor
Jackson, Cook, Caracappa & Scott, P.C.
312 Oxford Valley Road
Fairless Hills, PA 19030
(215) 946-4342

Jan. 29

Shady Brook Farm Markets Inc. has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

Jonathan Samel, Solicitor
Hamburg, Rubin, Mullin,
Maxwell & Lupin, P.C.
ACTS Center – Blue Bell
375 Morris Rd.
P.O. Box 1479
Lansdale, PA 19446-0773

Jan. 29

Classified Ads

The law firm of Fitzpatrick Lentz & Bubba, P.C. is seeking a full-time Real Estate paralegal and a full-time Corporate paralegal:

Real Estate: Ideal candidate has 2+ years' experience as a real estate paralegal, including handling residential and commercial transactions and performing title review; must possess a commitment to professionalism, an attention to detail and a proven ability to multi-task in a dynamic work environment; has excellent communication and organizational skills. Title agent license is desirable.

Corporate: Ideal candidate has 5+ years' experience as a paralegal in a corporate or business capacity and an undergraduate degree and/or paralegal certificate; can work under minimal supervision in an organized, efficient and professional manner; has thorough knowledge of State and Federal laws and regulations relating to corporate law and business entities including S corporations, limited liability companies and limited partnerships. Duties include drafting corporate documents, performing legal research and filing documents with various governmental departments and agencies, as well as interaction with important firm clients.

Proficiency with Windows-based software and Microsoft Word, Excel and Outlook is required. The firm offers a competitive salary, excellent benefits and a 401(k) plan. A resumé, letter of interest, 3 references and salary requirements can be sent in confidence: P.O. Box 219, Center Valley, PA 18034 or careers@flblaw.com.

Jan. 29; Feb. 5

Offices for rent in Bailiwick Office Campus, Doylestown. (Either one, two, three or four.) Shared use of large, fully furnished conference room and common reception area. Call Linda: (215) 348-2088.

Jan. 22, 29; Feb. 5

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

ANDREWS, LAURA A., dec'd.

Late of Telford Borough, Bucks County, PA.

Executrix: **CHRISTINE M. KNECHEL**, 651 Elroy Rd., Souderton, PA 18964.

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

BRYAN, WILLIAM P. a/k/a WILLIAM P. BRYAN, SR., dec'd.

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

Executor: **DAVID W. BRYAN** c/o James W. Pearson, Jr., Esquire, 230 South Broad Street, Suite 900, Philadelphia, PA 19102. Attorney: **JAMES W. PEARSON, JR.**, 230 South Broad Street, Suite 900, Philadelphia, PA 19102.

COSLEN, SYLVIA F., dec'd.

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

Executor: **ELLIOTT FINEMAN**, 93 Rittenhouse Circle, Newtown, PA 18940. Attorney: **RICHARD J. EMBERY**, Embery, Outterson & Fuges, 300 Huntingdon Pike, Rockledge, PA 19046.

FITZPATRICK, LAWRENCE EUGENE, dec'd.

Late of Quakertown, Bucks County, PA.

Administratrix: **DOROTHY FITZPATRICK**, 71 Bishop St., Bluffton, SC 29909.

GLASSON, SARAH LOUISE, dec'd.

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

Administrator: **JOSEPH P. GLASSON** c/o S. Stacy Mogul, Esquire, 135 South 19th Street, Suite 200, Philadelphia, PA 19103-4907.

Attorney: **S. STACY MOGUL**, Heiligman and Mogul, P.C., 135 South 19th Street, Suite 200, Philadelphia, PA 19103-4907.

HANEY, CATHERINE A., dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **PATRICIA A. SAUER**, 540 Garfield Ave., Glenside, PA 19038.

KOWAL, MARY G. a/k/a MARY KOWAL, dec'd.

Late of Bristol, Bucks County, PA.

Executrix: **ANNA MARIE DATO**, 204 Vixen View, Phoenixville, PA 19460.

LANG, EDWARD R. a/k/a EDWARD R. LANG, II, dec'd.

Late of Solebury Township, Bucks County, PA.

Administratrix: **DANA C. LANG** c/o Law Offices of Emil F. Toften, 43 N. Main Street, Chalfont, PA 18914.

Attorneys: **LAW OFFICES OF EMIL F. TOFTEN**, 43 N. Main Street, Chalfont, PA 18914.

MALONE, HELEN B., dec'd.

Late of Warminster Township, Bucks County, PA.

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

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

MARSEGLIA, LOUIS JOHN a/k/a LOUIS J. MARSEGLIA, dec'd.

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

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

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

MEISE, SIGRID a/k/a SIGRID ELSA MEISE, dec'd.

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

Executor: **DEAN LEE GUTIERREZ** c/o Alice Hart Hughes, Esquire, 27 South State Street, Newtown, PA 18940.

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

MOSS, ELIZABETH TRACY, dec'd.

Late of Solebury, Bucks County, PA.

Administrator: **PHILIP MOSS**, 7 Plumridge Dr., Doylestown, PA 19002.

NEBIOLO, GENEVIEVE C., dec'd.

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

Executor: **THOMAS E. NEBIOLO**, 203 Sykes Lane, Wallingford, PA 19086.

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

PAULUS, NICHOLAS D. a/k/a NICHOLAS**PAULUS**, dec'd.

Late of Bristol, Bucks County, PA.

Executrix: **LINDA S. ELMER** c/o John J. Cook, Jr., Esquire, Jackson, Cook, Caracappa & Scott, 312 Oxford Valley Road, Fairless Hills, PA 19030.Attorney: **JOHN J. COOK, JR.**, Jackson, Cook, Caracappa & Scott, 312 Oxford Valley Road, Fairless Hills, PA 19030.**RATZELL, EVELYN A.**, dec'd.

Late of Telford, Bucks County, PA.

Executrix: **KAREN A. WEIKEL**, 15 Farmers Lane, Sellersville, PA 18960.**RIFFERT, IRENE S.**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **EVA VIZSOLYI** c/o Lee D. Rockafellow, Esquire, 952 Trenton Road, Fairless Hills, PA 19030.Attorney: **LEE D. ROCKAFELLOW**.**SANDNER, JOHN BAPTIST, JR.**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **REID SANDNER**, 1727 Woodland Rd., Abington, PA 19001.**WALSH, DOLORES M.**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **WILLIAM M. MALKUS**, 2865 Mechanicsville Rd., Bensalem, PA 19020-2654.**WEIDEMOYER, BEULAH R. a/k/a BEULAH WEIDEMOYER**, dec'd.

Late of Milford Township, Bucks County, PA.

Executor: **KENNETH WEIDEMOYER** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944.Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944.*Second Publication***ADIS, CARL**, dec'd.

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

Executor: **MATTHEW ADIS** c/o Linda M. McDonough, Esquire, P.O. Box 694, Doylestown, PA 18901.Attorney: **LINDA M. McDONOUGH**, P.O. Box 694, Doylestown, PA 18901.**BECKETT, ALPHONSUS W., JR.**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Administratrix: **MARY E. BECKETT** c/o Bowen & Burns, 530 Street Road, P.O. Box 572, Southampton, PA 18966.Attorney: **GERALD L. BOWEN, JR.**, Bowen & Burns, 530 Street Road, P.O. Box 572, Southampton, PA 18966.**BORGER, ESTHER**, dec'd.

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

Executor: **WILLIAM JOHN BORGER**, 1608 Hatboro Road, Ivyland, PA 18974.**CANCELLIERE, JEANNE V. a/k/a****JEANNE M. CANCELLIERE**, dec'd.

Late of Bethlehem Township, Bucks County, PA.

Co-Executors: **JOHN M.****CANCELLIERE**, 539 Nolf Road, Nazareth, PA 18064 and **MARY F.****CANCELLIERE**, 301 Sleepy Hollow Road, Bath, PA 18014.Attorney: **EDWARD H. BUTZ**.**CARROLL, ADELE**, dec'd.

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

Executor: **NED F. CARROLL** c/o Charles Bender, Esquire, 2700 Kelly Road, Suite 300, Warrington, PA 18976-3624.Attorney: **CHARLES BENDER**, Fox Rothschild LLP, 2700 Kelly Road, Suite 300, Warrington, PA 18976-3624.**CINKUTIS, JOSEPH C., JR. a/k/a JOSEPH CINKUTIS, JR.**, dec'd.

Late of Middletown Twp., Bucks County, PA.

Executrix: **CHERYL SINKWAY**, 714 Longview Ave., Langhorne, PA 19047.**CONNOR, MARGARET C.**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **LISA KOLB**, 6183 Craig Ave., Bensalem, PA 19020.**COSTA, LA DONNA SUE a/k/a SUE COSTA**, dec'd.

Late of Morrisville Borough, Bucks County, PA.

Executrix: **ANNETTE R. COSTA**, 914 Center Ave., Bristol, PA 19007.**DAVIS, JENNIE M.**, dec'd.

Late of Plumsteadville Township, Bucks County, PA.

Executors: **JOHN P. DAVIS**, 5537 Easton Rd., Plumsteadville, PA 18949, **JAMES A. DAVIS**, 301 Sweetbriar Rd., Perkasio, PA 18944 and **MICHAEL A. DAVIS**, 321 Sweetbriar Rd., Perkasio, PA 18944.

DUNCAN, MARY, dec'd.

Late of Telford, Bucks County, PA.

Executrix: **DONA L. KREISCHER**,
1225 Pebble Hill Rd., Doylestown, PA
18901.

FAIRBAIRN, JOAN C., dec'd.

Late of Lower Makefield Township,
Bucks County, PA.

Executrix: **CYNTHIA ANN SIMPSON**,
26 Northrup Ct., Newtown, PA 18940.

FAWLEY, J. RUSSELL, JR., dec'd.

Late of Doylestown Township, Bucks
County, PA.

Executor: **PNC BANK, NATIONAL
ASSOCIATION** c/o Brian R. Price &
Associates, Pinehill Professional Center,
140 East Butler Avenue, Chalfont, PA
18914.

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

FINK, GLORIA, dec'd.

Late of Bristol Township, Bucks County,
PA.

Executrix: **LORI SABATINI**, 800 Point
St., Bristol, PA 19007.

HANRATTY, KEVIN B., dec'd.

Late of Penndel, Bucks County, PA.

Co-Administrators: **ERIN M.
McMAHON** and **SEAN MICHAEL
HANRATTY** c/o John J. Cook, Jr.,
Esquire, Jackson, Cook, Caracappa &
Scott, 312 Oxford Valley Road, Fairless
Hills, PA 19030.

Attorney: **JOHN J. COOK, JR.**,
Jackson, Cook, Caracappa & Scott, 312
Oxford Valley Road, Fairless Hills, PA
19030.

HOWEY, EVA THERESA a/k/a **EVA
THERESA ACOSTA**, dec'd.

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

Executrix: **LYNDA TOMLINSON**, 129
Trevoise Rd., Trevoise, PA 19053.

LACCABUE, LAWRENCE a/k/a
LAWRENCE A. LACCABUE, dec'd.

Late of Chalfont, Bucks County, PA.

Executor: **KEITH DYER**, P.O. Box 145,
Solebury, PA 18963.

LICHTFUSS, VIRGINIA N., dec'd.

Late of West Rockhill Township, Bucks
County, PA.

Executor: **FIRST SAVINGS BANK OF
PERKASIE**, Attn.: Susan Fisher, V.P.
and Senior Trust Officer, P.O. Box 125,
Perkasie, PA 18944.

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

LYNCH, MARJORIE A., dec'd.

Late of Warminster Township, Bucks
County, PA.

Administrators: **JOHN ANDREW
LYNCH**, 198 Durham-Nox Rd.,
Kintnersville, PA 18930, **WILLIAM
LYNCH**, 12 Valentine Lane, Phoenixville,
PA 19460 and **CHRISTOPHER LYNCH**,
787 Schoolhouse Lane, Warminster, PA
18974.

MANN, BARBARA L. a/k/a **BARBRA L.
MANN**, dec'd.

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

Administratrix: **JENNIFER MANN**, 537
E. Myrtle Ave., Trevoise, PA 19053.

MASSARI, RUDOLPH J., dec'd.

Late of Bensalem Township, Bucks
County, PA.

Administrators: **LUANNE MATZ** and
MATTHEW MASSARI, 2011 Bristol
Pike, Bensalem, PA 19020.

McDOWELL, ALOISIA a/k/a **ALOISIA
SWOBODA**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **NORMAN McDOWELL**,
2258 Moss Ave., Warrington, PA 18976.

PIROLI, ROBERT C., dec'd.

Late of Upper Southampton Township,
Bucks County, PA.

Executrix: **CONSTANCE PIROLI**,
2500 Knights Road, Apt. #133-04,
Bensalem, PA 19020.

Attorney: **STEVEN H. BRUSH**,
Connors and Brush, 606 Lakeside Park,
Southampton, PA 18966.

ROMAN, FRANCIS A., JR. a/k/a **FRANCIS
A. ROMAN**, dec'd.

Late of Perkasio Borough, Bucks County,
PA.

Executrix: **JENNIFER L. SWITZER**
c/o Grim, Biehn & Thatcher, P.O. Box
215, Perkasio, PA 18944.

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

SCHENFELDT, DOROTHY M., dec'd.

Late of Warminster, Bucks County, PA.
 Executrix: **DOROTHY A. BUPP**, 1731
 N. Ridge Rd., Perkasie, PA 18974.

TONIK, LOUIS, dec'd.

Late of Warminster Township, Bucks
 County, PA.
 Executrix: **INA A. SPYKERS** c/o
 Douglas G. Thomas, Esquire, 104 N.
 York Rd., Hatboro, PA 19040.
 Attorney: **DOUGLAS G. THOMAS**, 104
 North York Road, Hatboro, PA 19040.

WHOLEY, ELLEN J., dec'd.

Late of the Township of Warminster,
 Bucks County, PA.
 Executor: **F. SCOTT DONAHUE**, 1515
 Market Street, Suite 1540, Philadelphia,
 PA 19102.
 Attorney: **F. SCOTT DONAHUE**,
 Donahue Battle & Donahue, 1515 Market
 Street, Suite 1540, Philadelphia, PA
 19102.

WILSON, BARBARA F. a/k/a **BARBARA A. WILSON,** dec'd.

Late of Doylestown Borough, Bucks
 County, PA.
 Executor: **OLIVER J. WILSON** c/o
 Grim, Biehn & Thatcher, 104 S. 6th Street,
 P.O. Box 215, Perkasie, PA 18944-0215.
 Attorney: **DIANNE C. MAGEE**, Grim
 Biehn & Thatcher, 104 S. 6th Street, P.O.
 Box 215, Perkasie, PA 18944-0215.

WILSON, WILLIAM, dec'd.

Late of the Township of Northampton,
 Bucks County, PA.
 Executrix: **SHARON DeLUCA**, 146
 Blossom Drive, Northampton, PA 18966.
 Attorney: **JOHN L. KLEBER**, 9231
 Frankford Avenue, Philadelphia, PA
 19114.

WORSTER, GEORGE C., III, dec'd.

Late of Plumsteadville Township, Bucks
 County, PA.
 Administrator: **GEORGE C.**
WORSTER, V, 126 Hughes Ave.,
 Sellersville, PA 18960.

YEHLE, ETTA V., dec'd.

Late of Middletown Township, Bucks
 County, PA.
 Executor: **GARY E. YEHLE**, 415 Quail
 Run Circle, Fountain Inn, SC 29644.
 Attorney: **CHRISTOPHER H.**
STEWART, 2246 Bristol Pike,
 Bensalem, PA 19020.

*Third and Final Publication***COHEN, ALAN,** dec'd.

Late of the Township of Bensalem, Bucks
 County, PA.
 Executrix: **LEONA COHEN** c/o George
 P. O'Connell, Esquire, 2444 Huntingdon
 Pike, Huntingdon Valley, PA 19006.
 Attorney: **GEORGE P. O'CONNELL**,
 Howland, Hess, Guinan, Torpey, Cassidy
 & O'Connell, LLP, 2444 Huntingdon
 Pike, Huntingdon Valley, PA 19006.

COOMBE, JEANNE W. a/k/a **JEANNE WARNING,** dec'd.

Late of Doylestown, Bucks County, PA.
 Executrix: **CAROYN W. SCULL**, 3000
 Route 70, Browns Mills, NJ 08015.
 Attorney: **MARYBETH McCABE**,
 171 South Main Street, Doylestown, PA
 18901.

ELLSWORTH, JAMES JOHN, SR. a/k/a **JIM ELLSWORTH, SR.** and **JAMES ELLSWORTH, SR.,** dec'd.

Late of Doylestown, Bucks County, PA.
 Executrix: **CATHERINE M.**
BURKHARDT, 103 Olde Pilgrim Road,
 Dublin, PA 18917.

HANNON, RUTH D., dec'd.

Late of Warminster Township, Bucks
 County, PA.
 Executor: **LAWRENCE H. HANNON**,
 892 Norristown Road, Warminster, PA
 18974.

HARTLEY, SUZANNE a/k/a **SUZANNE J. HARTLEY,** dec'd.

Late of New Britain Township, Bucks
 County, PA.
 Administrator: **GLENN WEISEL** c/o
 Richard Hale Pratt, Esquire, Pratt, Brett
 & Luce, P.C., 68 East Court Street, P.O.
 Box 659, Doylestown, PA 18901-0659.
 Attorney: **RICHARD HALE PRATT**.

KLEINOT, BARBARA A. a/k/a **BARBARA ANNA KLEINOT,** dec'd.

Late of Plumstead Township, Bucks
 County, PA.
 Co-Executors: **LINDA C. CLIVER** and
RAYMOND J. KLEINOT, 1719 Rickert
 Rd., Perkasie, PA 18944.

MOYER, KATIE A., dec'd.

Late of Doylestown Borough, Bucks
 County, PA.

Executrix: **MARY (MOLLY) HOWER**
c/o Steven A. Cotlar, Esquire, 23 West
Court Street, Doylestown, PA 18901.

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

PLUSCH, ANNE MacFARLAND a/k/a
ANNE M. PLUSCH and **ANNE
PLUSCH**, dec'd.

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

Executor: **RICHARD M. PLUSCH** c/o
Michael J. Saile, Esquire, Saile & Saile
LLP, 403 Executive Drive, Langhorne,
PA 19047.

Attorney: **MICHAEL J. SAILE**, Saile
& Saile LLP, 403 Executive Drive,
Langhorne, PA 19047.

RAINES, KAREN M., dec'd.

Late of Levittown, Bucks County, PA.

Administrator: **JODY RAINES**, 3
Bradford Way, Voorhees, NJ 08043.

ROBERTS, BETTY a/k/a **BETTY C.
ROBERTS**, dec'd.

Late of 19 Friendly Lane, Levittown,
Bristol Twp., Bucks County, PA.

Administrator: **ALVIN W. ROBERTS**,
19 Friendly Lane, Levittown, PA 19055-
2122.

Attorneys: **SWARTZ CULLETON PC**.

STABINSKY, MARY H., dec'd.

Late of Newtown, Bucks County, PA.

Executor: **ROBERT STABINSKY**, 249
Clivedon Drive, Newtown, PA 18940.

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

WEAVER, JOHN I. a/k/a **JOHN IRVIN
WEAVER**, dec'd.

Late of Lower Makefield, Yardley, Bucks
County, PA.

Executrix: **JANE A. WEAVER** c/o
Brenden E. Brett, Esquire, 68 East Court
St., P.O. Box 659, Doylestown, PA 18901.

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

WOLCOTT, MADELEINE A. a/k/a
MADELEINE ADRIAN WOLCOTT,
dec'd.

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

Executrix: **KATHLEEN M.
CAMPBELL** c/o Michael A. Klimpl,
Esquire, 131 West State Street, P.O. Box
50, Doylestown, PA 18901.

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

Concierge Travel Design with its
principal place of business 1720 Kendarbrun
Drive, Suite 722, Jamison, PA 18929.

The names and address of the individuals
and entity owning or interested in said
business are Bruce Rickert, Pamela Rickert
and Peak Performance Services, Inc., 105
Bridgewater Drive, New Hope, PA 18929.

The certificate will be filed on or after
January 15, 2015.

Jan. 29

Foreign Corporation

The name of the corporation is **Glass
Castle of NJ Corporation** duly incorporated
under the laws of the State of New Jersey.

The address of the principal office of the
corporation under the laws of the State of New
Jersey in which it is incorporated is 204 Kuhl
Road, Flemington, New Jersey 08822.

The proposed registered office of
the corporation in the Commonwealth
of Pennsylvania is 724 Ardsley Court,
Morrisville, Bucks County, Pennsylvania.

The corporation will file its application
for the Foreign Corporation Certificate of
Authority on or after January 12, 2015.

Jan. 29

Miscellaneous

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL DIVISION
Case No.: 2008-05314

ROBERT HANAK, Plaintiff

v.

AUDRIA NUNNALLY WHITE, ROGER WHITE, V TWO, L.L.C., AND VCG2, Ltd., Defendants

WRIT OF REVIVAL

To: **Audria Nunnally White, Roger White, V Two, L.L.C. and VCG2, Ltd.**, Defendants

(1) You are notified that the plaintiff has commenced an action to revive the lien of the judgment entered in the Court of Common Pleas, Bucks County, Case No. 2008-05314 on July 20, 2008.

(2) The plaintiff claims that the amount due and unpaid is \$44,367.63.

(3) You are required within twenty (20) days after service of this writ to file an answer or to otherwise plead to this writ. If you fail to do so, judgment of revival in the amount claimed by the plaintiff may be entered against you without a hearing and you may lose your property or other important rights.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Bucks County Bar Association

135 E. State Street

Doylestown, PA 18901

Phone (215) 348-9413

1-800-479-8585

www.bucksbar.org

PA Bar Association: www.pabar.org

Thomas J. Burns, III, Attorney at Law

Attorney ID No.: 76876

Attorney for Plaintiff Robert Hanak

62 Black Rock Road

Yardley, PA 19067

(215) 514-0752

(215) 554-6398

Jan. 29

LEGAL NOTICE

To: **Justin McGowan, 406 State Road, Croydon, PA 19021-7441**

NOTICE IS HEREBY GIVEN THAT on March 11, 2015 at 9:30 a.m. in Courtroom 330 in the Bucks County Courthouse, Doylestown, PA, the defendant, Tom Tom, Inc. d/b/a Shenanigan's Irish Pub will move for dismissal of the Complaint you filed against them due to your failure to attend an Independent Medical Examination. Failure to appear will result in the dismissal of your Complaint.

Jan. 29; Feb. 5

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

DECLARATION OF TRUST OF COOPER PENTA, A MINOR.

COOPER A. PENTA, deceased.

Late of Chalfont Borough, Bucks County, PA.

Trustees: PITCAIRN TRUST COMPANY and MELISA PENTA, 165 Township Line Road, Suite 3000, Jenkintown, PA 19046.

Attorney: RICHARD D. MAGEE, JR., Elliott & Magee, 11 Duane Road & Route 611, Doylestown, PA 18901.

Second Publication

IRREVOCABLE TRUST OF DOLORES COLAFRANCESCO

DOLORES COLAFRANCESCO, Deceased

Late of Lower Southampton Township, Bucks County, PA.

Trustee: **ERNEST DiSIRO**, 504 E. Pine Street, Feasterville, PA 19053.

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

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

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

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, February 2, 2015

***Protecting the Rights
of Injured Individuals***



Carol A. Shelly, Esquire
Dawn Farley Nurney, Paralegal
Maria A. Borrajo, Paralegal

***Concentrating in
Plaintiff Personal Injury Including:***

Motor Vehicle Accidents • Wrongful Death
Medical Malpractice • Slip and Fall



Shelly Law Offices, LLC

267-454-7940 • fax 267-454-7941

70 W. Oakland Ave., Suite 208 • Doylestown, PA 18901

www.shelly-law.com

carol@shelly-law.com • dnurney@shelly-law.com • mborrajo@shelly-law.com