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# Bucks County Law Reporter

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## Rochelle Greenwald v. Steven Greenwald

Husband appeals to the Superior Court this court's order overruling Husband's Preliminary Objections to Wife's Amended Petition for Contempt Of Divorce Decree and for Special Relief. The court held that: its order overruling Preliminary Objections based upon failure to join a necessary party is not an appealable order; and the arbitration clause in the Ancillary Confidential Settlement Agreement did not apply to the dispute between the parties regarding distribution of profits of a business owned by the parties.

*Domestic relations – Preliminary objections – Nonjoinder of a necessary party – Arbitration of business dispute – Held, preliminary objections overruled.*

1. Order overruling Husband's Preliminary Objections based upon failure to join a necessary party is not an appealable final order as defined in Pa. R.A.P. 341 as all claims and all parties are still intact.

2. Order overruling Husband's Preliminary Objections based upon failure to join a necessary party is not an interlocutory order appealable as of right or by permission under Pa. R.A.P. 311, 312 and 1311.

3. Order overruling Husband's Preliminary Objections based upon failure to join a necessary party is not a collateral order that is appealable under Pa. R.A.P. 313 as the order is not separable from and collateral to the main cause of action. The right involved will not be irreparably lost if review is postponed until the final judgment in this case.

4. Arbitration clause contained in the Ancillary Confidential Settlement Agreement did not apply to the dispute regarding distribution of profits in the business owned by Husband and Wife as this dispute involves enforcement of the Ancillary Agreement and not its interpretation. The arbitration clause is only applicable to a dispute over the interpretation of any provisions of the Agreement, not its enforcement.

C.P. Bucks County, Family Division, No. 2005-63831-D. Appeal from order overruling Preliminary Objections: Rochelle Greenwald v. Steven Greenwald.

*Scott M. Orloff*, attorney for Appellant.

*Kevin M. Zlock of Zlock & Coverdale, P.C.*, attorney for Appellee.

RUBENSTEIN, J., November 12, 2014.

### OPINION

Defendant, Steven J. Greenwald ("Husband") appeals from this Court's Order of September 4, 2014 overruling his Preliminary Objections to the "Amended Petition for Contempt of Divorce Decree and for Special Relief" filed by Plaintiff, Rochelle Greenwald ("Wife").

#### *Procedural and Factual History*

Wife filed a Complaint in Divorce on November 28, 2005. See Complaint in Divorce, Oct. 15, 2002, Greenwald v. Greenwald, BCCCP Docket No. 2005-63831-D.

On January 25, 2006, Husband and Wife entered into a Marital Settlement Agreement ("MSA"). See MSA, Jan. 25, 2006, Greenwald v. Greenwald, BCCCP Docket No. 2005-63831-D.

On February 1, 2006, a Divorce Decree was granted by this court. The MSA was incorporated within the Divorce Decree. See Final Divorce Decree, Feb. 1, 2006, Greenwald v. Greenwald, BCCCP Docket No. 2005-63831-D.

On May 3, 2012, Wife filed a “Petition for Contempt of Marital Settlement Agreement and Ancillary Confidential Settlement Agreement.”

Prior to a hearing upon Wife’s original Petition, counsel for Wife also filed a second “Petition for Contempt of Marital Settlement Agreement and for Special Relief” on November 27, 2013.

A hearing upon Wife’s second Petition was scheduled for June 9, 2014.

On June 3, 2014, prior to the scheduled hearing, Wife filed an “Amended Petition for Contempt of Divorce Decree and for Special Relief” (“Amended Petition”) alleging, *inter alia*, that Husband was in contempt of the MSA of January 25, 2006 incorporated within the Divorce Decree of February 1, 2006.

In her Amended Petition, Wife alleges that under Paragraph 4 of the MSA, Husband was required to purchase a new vehicle for Wife that was of “comparable quality to the high-end sedan type car as the 2003 Infiniti when it was newly purchased.” See MSA, Exhibit-A, Wife’s Amended Petition, June 3, 2014, Greenwald v. Greenwald, BCCCP Docket No. 2005-63831-D. Wife asserted that in December of 2012, she purchased a 2012 Mercedes C300, a vehicle allegedly of comparable quality to her 2003 Infiniti, and Husband failed to make any payments towards the purchase of this new vehicle in violation of Paragraph 4 of the MSA. See id.

Wife also asserted that Husband failed to reimburse her for cash advances she made on behalf of the parties’ business, Gaia Enterprises, Inc. d/b/a Gaia/SafePaw (“Gaia”).

In Wife’s Amended Petition, she also alleges a violation of an “Ancillary Confidential Settlement Agreement” (“Ancillary Agreement”) entered between the parties on January 27, 2006. See Ancillary Agreement, Jan. 27, 2006, Greenwald v. Greenwald, BCCCP Docket No. 2005-63831-D.

Wife alleges that under this Ancillary Agreement, she is entitled to a share of the profits from Gaia based upon her percentage of ownership in the business. According to Wife, she has not received any share of the profits from Gaia since 2006. Wife asserts that she is owed profits for 2009 and 2010 as indicated by the business’ tax returns for those years. Thus, she contends Husband is in contempt of this Ancillary Agreement. See id.

In her Amended Petition, Wife sought discovery of, *inter alia*, copies of the business income tax returns for 2006, 2007, 2008, 2011, 2012, and 2013 in order to determine whether she is owed any profits of the business under the Ancillary Agreement.

In summary, Wife is alleging that Husband is in Contempt of both the MSA and the Ancillary Agreement, and she is seeking discovery from Husband to determine whether she is owed profits from the parties’ business, Gaia, in accordance with the Ancillary Agreement.

On the date of the hearing, June 9, 2014, Husband filed Preliminary Objections to Wife's Amended Petition. See Preliminary Objections, June 9, 2014, Greenwald v. Greenwald, BCCCP Docket No. 2005-63831-D.

Husband alleges that Wife has failed to join a necessary party to the litigation. Specifically, Husband alleges that "Bonnie Vernick [*sic*] is ... a necessary party who has not been joined to the action." Id. In support of his contention, Husband stated that on December 7, 2006, the shareholders of Gaia, including Wife, agreed to sell 60 percent of the stock of Gaia to Bonnie Vernik, Husband's new wife. Husband contends that Bonnie Vernik is a necessary party to this litigation because any obligation of the business would involve her rights as a shareholder. Id.

Husband also alleges that the parties agreed that the resolution of any disputes in the interpretation of any provision of the Ancillary Agreement were to be submitted to binding arbitration in accordance with Paragraph 18 of the Ancillary Agreement. Id.

On June 9, 2014, a hearing was held upon Wife's Amended Petition for Contempt and for Special Relief.

After hearing testimony and arguments from both counsel, this court directed that "Husband shall provide Wife with, *inter alia*, [f]ull and complete copies of the Gaia Enterprises, Inc. S Corporation U.S. Income Tax Returns ... for tax years 2006 through 2013 [and] [f]ull and complete copies of Gaia Enterprises, Inc's balance sheets, general ledgers, and profit and loss statements from January 1, 2006 through December 21, 2013 and for year-to-date 2014." See Court Order, June 9, 2014, Greenwald v. Greenwald, BCCCP Docket No. 2005-63831-D. Our Order also prohibited Husband from transferring, pledging, selling, or mortgaging any interest in Gaia. Id.

This court did not rule upon Defendant's Preliminary Objections at the hearing of June 9, 2014.

The hearing was continued and re-scheduled for October 1, 2014.

On August 11, 2014, Wife filed an Answer to Husband's Preliminary Objections, asserting that Bonnie Vernik is not a true majority shareholder because her shares are currently "held in escrow" and cannot be accessed by her. Wife contends Bonnie Vernik is a majority shareholder "in form, not substance, and her joinder is not necessary." Answer to Preliminary Objections, Aug. 11, 2014, Greenwald v. Greenwald, BCCCP Docket No. 2005-63831-D.

Wife also contends that she is seeking enforcement of the Ancillary Agreement rather than an "interpretation" of the provisions of that Agreement. Thus, under Paragraph 4 of the Ancillary Agreement, this court "shall retain continuing jurisdiction over the parties and subject matter of this Ancillary Agreement for the purpose of enforcement of any provisions thereof." Id. (citing Ancillary Agreement, *supra*).

On September 4, 2014, this court overruled Husband's Preliminary Objections. See Court Order, Sept. 4, 2014, Greenwald v. Greenwald, BCCCP Docket No. 2005-63831-D.

On September 17, 2014, Husband filed a Notice of Appeal with the Superior Court of Pennsylvania from our September 4, 2014 Order denying his Preliminary Objections.



On September 22, 2014, this court ordered Husband to file a Statement of Errors Complained of on Appeal pursuant to Pennsylvania Rule of Appellate Procedure (Pa.R.A.P.) 1925(b).

This court believes it is important to note that on October 1, 2014, after Husband filed his Notice of Appeal, we conducted a hearing upon Wife's Motion alleging that Husband was in contempt of our Discovery Order of June 9, 2014.

At the hearing of October 1, 2014, we denied Wife's Motion for Sanctions, and found that Husband was not in contempt of our June 9, 2014 Discovery Order. See Court Order, Oct. 1, 2014, Greenwald v. Greenwald, BCCCP Docket No. 2005-63831-D.

Thereafter, we directed that all further proceedings were stayed pending the outcome of this appeal. Id.

On October 2, 2014, Husband filed his Statement of Errors Complained of on Appeal, asserting the following, *verbatim*:

1. The court erred by permitting [Wife] to proceed with the presentation of evidence on her Petition for Contempt and Special Relief after finding that the Court was unable to rule on [Husband's] Preliminary Objections. The hearing should not have gone forward without the court first having received evidence from both parties and the court making a ruling on Defendant's Preliminary Objections.
2. The Court erred by failing to permit [Husband] an opportunity to either complete his cross examination of [Wife] or to present any evidence in support of his Preliminary Objections prior to ruling on [Husband's] Preliminary Objections. The Court erred by overruling [Husband's] Preliminary Objections without conducting a full hearing on the issue raised in the Preliminary Objections.
3. After initially finding that the Court was unable to rule on [Husband's] Preliminary Objections, the trial court based the decision to overrule [Husband's] Preliminary Objections on the language in the document titled "Ancillary Confidential Settlement Agreement" rather than conducting a hearing on the disputed issues.
4. The Court erred by overruling [Husband's] Preliminary Objections based upon the document "Ancillary Confidential Settlement Agreement" despite [Husband's] June 16, 2014 Petition for Special Relief, which asserts [Husband] never executed the document and requests the Court determine that the document is not a legally binding contract.
5. The Court erred by finding "The matter presented before this court does not involve the interpretation of the Ancillary Agreement. Instead, it concerns the enforcement of said Agreement, as Wife has filed a Petition for Contempt."
6. The Court erred by finding that the portion of [Wife's] pleading requesting [Husband] be found in contempt of the Marital Settlement

Agreement did not require the interpretation of release language set forth in the confidential settlement agreement. The Court's finding is contrary to [Wife's] sworn testimony that there is a disagreement between the parties concerning the interpretation of the release language in the confidential settlement agreement.

7. The Court erred by finding that the portion of the pleading requesting special relief with respect to business obligations which were not specifically addressed in the confidential settlement agreement (obligations related to cash advances [Wife] allegedly took on behalf of the business; determination of the current ownership interest of the parties and other nonparties to the action) or had been affected by a subsequent contract simply required enforcement of the document rather than an interpretation of the document.

8. The Court erred by finding it was not necessary to join all owners of a business to litigation related to obligations owed to [Wife] (distribution of profits based upon percentage of ownership, repayment of alleged loans made to the business, attempts to prevent the sale of a business, demands for the production of business records) by the business.

9. The Court erred by not conducting a hearing to receive evidence from the parties with respect to the agreement the parties reached to arbitrate any business disputes.

Statement of Errors, Oct. 2, 2014, Greenwald v. Greenwald, BCCCP Docket No. 2005-63831-D.

### Standard of Review

The Superior Court's review of a challenge to a trial court's decision to deny Preliminary Objections is guided by the following standard:

[The] standard of review of an order of the trial court overruling or granting preliminary objections is to determine whether the trial court committed an error of law. When considering the appropriateness of a ruling on preliminary objections, the appellate court must apply the same standard as the trial court.

Preliminary objections in the nature of a demurrer test the legal sufficiency of the complaint. When considering preliminary objections, all material facts set forth in the challenged pleadings are admitted as true, as well as all inferences reasonably deducible therefrom. Preliminary objections which seek the dismissal of a cause of action should be sustained only in cases in which it is clear and free from doubt that the pleader will be unable to prove facts legally sufficient to establish the right to relief. If any doubt exists as to whether a demurrer should be sustained, it should be resolved in favor of overruling the preliminary objections.

Feingold v. Hendrzak, 15 A.3d 937, 941 (Pa. Super. 2011)(quoting Haun v. Community Health Systems, Inc., 14 A.3d 120, 123 (Pa.Super.2011).

*Analysis and Discussion*

As a prefatory matter, it must be determined whether this appeal is properly before the Superior Court. Generally, an appeal may only be taken as of right from a final order of a lower court. See generally Pa.R.A.P. 341. Further, as a general rule, “an order denying a party’s preliminary objections is interlocutory and, thus, not appealable as of right.” Callan v. Oxford Land Development, Inc., 858 A.2d 1229, 1232 (Pa. Super. 2004).

There is, however, an exception to this rule for cases in which an appeal is taken from an order denying a Motion to Compel Arbitration. See id; see also Pa.R.A.P. 311(a)(8); 42 Pa.C.S.A. §7320(a).

Although a Petition to Compel Arbitration has not been filed in this case, the Superior Court has treated Preliminary Objections raised pursuant to Pennsylvania Rule of Civil Procedure 1028(6) in the nature of a Petition to Compel Arbitration. See Callan 858 A.2d at 1232; see also Midomo Co., Inc. v. Presbyterian Housing Development Co., 739 A.2d 180, 184 (Pa. Super. 1999)(stating that although appellants’ preliminary objections were not precisely in the form of a Petition to Compel Arbitration, the court would not exalt form over substance, and would therefore address the merits of the appeal pursuant to Pa.R.A.P. 311(a)(8), Pa.R.Civ.P. 1028(a)(6) and Note, and 42 Pa.C.S.A. §§ 7342(a),7320(a)(1), and 7304(a)).

Thus, it appears that the issue of whether this dispute is encompassed within the arbitration clause found in the Ancillary Agreement is properly before the Superior Court.

Husband also contends that Wife failed to join a necessary party to this litigation pursuant to Pennsylvania Rule of Civil Procedure 1028(a)(5). See Pa.R.C.P. 1028(a)(5); see also Preliminary Objections, supra.

Rule 341 of the Pennsylvania Rules of Appellate Procedure specifies that appeals may be taken as of right to this court from “final orders,” which are defined in subsection (b) as orders that dispose of **all claims and all parties**, orders expressly defined by statute, and orders entered as final pursuant to subsection (c). See Pa.R.A.P. 341.

Rule 341(c) emphasizes that an order dismissing fewer than all claims or all parties may be appealed only upon the express determination of finality provided for in that section. In pertinent part Rule 341(c) provides that:

[W]hen multiple parties are involved, the trial court ... may enter a final order as to one or more but fewer than all of the claims and parties only upon an express determination that an immediate appeal would facilitate resolution of the entire case ... In the absence of such a determination and

entry of a final order, any order or other form of decision that adjudicates fewer than all the claims and parties shall not constitute a final order.

Pa.R.A.P. 341(c).

In this *sub judice*, Husband has not sought a determination of finality of our September 4, 2014 Order. Further, all claims and parties to this litigation remain intact. Thus, our Order is not a final order pursuant to Rule 341.

We are also cognizant that “[u]nder Pennsylvania law, an appeal may be taken from an interlocutory order as of right (Pa.R.A.P. 311), by permission (Pa.R.A.P. 312, 1301 *et seq.*), or from a collateral order (Pa.R.A.P. 313).” Commerce Bank/Harrisburg, N.A. v. Kessler, 46 A.3d 724 (Pa. Super. 2012).

Rule 311 states, in pertinent part:

An appeal may be taken as of right and without reference to Pa.R.A.P. 341 (c) from:

(1) *Affecting judgments*. An order refusing to open, vacate or strike off a judgment. If orders opening, vacating or striking off a judgment are sought in the alternative, no appeal may be filed until the court has disposed of each claim for relief.

(2) *Attachments, etc.* An order confirming, modifying or dissolving or refusing to confirm, modify or dissolve an attachment, custodianship, receivership or similar matter affecting the possession or control of property, except for orders pursuant to Section 3323(f) or 3505(a) of the Divorce Code, 23 Pa.C.S. §§ 3323(f), 3505(a).

(3) *Change of criminal venue or venire*. An order changing venue or venire in a criminal proceeding.

(4) *Injunctions*. An order that grants or denies, modifies or refuses to modify, continues or refuses to continue, or dissolves or refuses to dissolve an injunction unless the order was entered:

(i) pursuant to Section 3323(f) or 3505(a) of the Divorce Code, 23 Pa. C.S. §§ 3323(f), 3505(a); or

(ii) after a trial but before entry of the final order. Such order is immediately appealable, however, if the order enjoins conduct previously permitted or mandated or permits or mandates conduct not previously mandated or permitted, and is effective before entry of the final order.

(5) *Peremptory judgment in mandamus*. An order granting peremptory judgment in mandamus.

(6) *New trials*. An order in a civil action or proceeding awarding a new trial, or an order in a criminal proceeding awarding a new trial where the defendant claims that the proper disposition of the matter would be an absolute discharge or where the Commonwealth claims that the lower court committed an error of law.

(7) *Partition*. An order directing partition.

- (8) *Other cases.* An order which is made appealable by statute or general rule.
- (b) Order sustaining venue or personal or in rem jurisdiction. An appeal may be taken as of right from an order in a civil action or proceeding sustaining the venue of the matter or jurisdiction over the person or over real or personal property if:
- (1) the plaintiff, petitioner or other party benefiting from the order files of record within ten days after the entry of the order an election that the order shall be deemed final; or
- (2) the court states in the order that a substantial issue of venue or jurisdiction is presented.
- (c) Changes of venue, etc. An appeal may be taken as of right from an order in a civil action or proceeding changing venue, transferring the matter to another court of coordinate jurisdiction, or declining to proceed in the matter on the basis of forum non conveniens or analogous principles.
- (d) Commonwealth appeals in criminal cases. In a criminal case, under the circumstances provided by law, the Commonwealth may take an appeal as of right from an order that does not end the entire case where the Commonwealth certifies in the notice of appeal that the order will terminate or substantially handicap the prosecution.
- (e) Orders overruling preliminary objections in eminent domain cases. An appeal may be taken as of right from an order overruling preliminary objections to a declaration of taking and an order overruling preliminary objections to a petition for appointment of a board of viewers.

Pa.R.A.P. 311.

It is clear that Husband's appeal of this court's September 4, 2014 Order does not meet any of the criteria specified in the eight (8) categories listed above.

Rule 312 states that an "appeal from an interlocutory order may be taken by permission pursuant to Chapter 13." See Pa.R.A.P. 312. Husband in this case has not filed a Petition for permission to appeal in this case or otherwise complied with the requirements prescribed in Rule 1311. See Pa.R.A.P. 1311. Therefore, Rule 312 is inapplicable.

Rule 313, which permits appellate review of a collateral order issued by a lower court, states in pertinent part:

- a) General rule.** An appeal may be taken as of right from a collateral order of an administrative agency or lower court.
- (b) Definition.** A collateral order is an order separable from and collateral to the main cause of action where the right involved is too important to be denied review and the question presented is such that if review is postponed until final judgment in the case, the claim will be irreparably lost.

Pa.R.A.P. 313; see also Rae v. Pennsylvania Funeral Directors Ass'n, 977 A.2d 1121 (Pa. 2009).

Where a court order satisfies Rule 313's three-pronged test, the Superior Court may exercise appellate jurisdiction in the absence of a final order. If the test is not met, and in the absence of another exception to the final order rule, the Superior Court will have no jurisdiction to consider an appeal of such an order. See *id.*; see also *Commonwealth v. Kennedy*, 876 A.2d 939, 943 (2005). The collateral order doctrine is *to be construed narrowly, and every one of its three prongs must be clearly present before collateral appellate review is allowed.* See *Rae*, 977 A.2d at 1126 (emphasis added).

Applying the three-pronged test of Rule 313 to the case at hand, it is clear that our Order does not meet all three prongs. First, our September 4, 2014 Order is not "separable from and collateral to the main cause of action." Our denial of Husband's Preliminary Objection is directly related to the main cause of action in this case, i.e. the parties' divorce and subsequent enforcement of the Marital Settlement Agreement which was incorporated into the Final Divorce Decree on February 1, 2006, and the Ancillary Agreement executed by Husband and Wife on January 27, 2006.

Second, the right involved is not "too important" to be denied review at this time.

As stated above, Husband alleges that Wife has failed to join Bonnie Vernik, an alleged shareholder of Gaia. Thus, Husband argues that any attempt by Wife to compel the business to undertake certain obligations cannot go forward absent Bonnie Vernik's participation in this litigation.

At the time of our Order of September 4, 2014, we determined there was insufficient evidence to conclude that Bonnie Vernik has any current right, claim, or interest in Gaia. The only evidence of the current ownership of Gaia is a "Preliminary Agreement" entered into by Wife, Husband, their son, Jason Greenwald, and Bonnie Vernik in 2006. Neither Husband nor Wife has asserted that a subsequent agreement has been executed by the parties.

As will be discussed *infra*, this "Preliminary Agreement," which was attached as an exhibit to Wife's Answer to Husband's Preliminary Objections, indicates that Bonnie Vernik presently has no real interest in Gaia.

Indeed, the Preliminary Agreement states that this "document only represents a general understanding of the parties ... [and] [a] more complete agreement will be drawn up at a later date." See *Preliminary Agreement*, *supra*. Thus, any "right" Bonnie Vernik may have Gaia at this time is unknown, however, all evidence submitted prior to our determination of Husband's Preliminary Objections indicates the Bonnie Vernik's current interest or right in the business is non-existent.

Lastly, the claim being presented will not be irreparably lost if review is postponed until final judgment in the case. Husband will have every opportunity to appeal a final order. At that time, he may raise the issue that an indispensable party was not joined by Wife in this litigation. See *Mims v. City of Philadelphia*, 406 A.2d 552, 267 (Pa. Super. 1979)(holding that appellants were not barred from raising, on ultimate appeal, question whether preliminary objections should have been dismissed).

Based upon the foregoing, it is apparent to this court that Husband's appeal of our Order of September 4, 2014, as it relates to his contention that an indispensable party to the litigation has not been joined, is a non-final, non-appealable Order that does not meet any exception to Rule 341.

Although we believe that Husband's appeal is interlocutory, and therefore not appealable, we will nevertheless address the merits of his argument.

The issue here is whether Bonnie Vernik is an indispensable party to the litigation.

[A] party in an equity action is indispensable when he has such an interest that a final decree cannot be made without affecting it, or leaving the controversy in such a condition that a final determination may be wholly inconsistent with equity and good conscience. That is to say, his presence as a party is indispensable where his rights are so connected with the claims of the litigants that no decree can be made between them without impairing such rights.

Mechanicsburg Area School Dist. v. Kline, 431 A.2d 953, 956 (Pa. 1981) (quoting Hartley v. Langkemp & Elder, 90 A. 402, 403 (1914)).

The determination of an indispensable party question involves at least these considerations:

1. Do absent parties have a right or interest related to the claim?
2. If so, what is the nature of that right or interest?
3. Is that right or interest essential to the merits of the issue?
4. Can justice be afforded without violating the due process rights of absent parties?

Id.

In her Amended Petition for Contempt and for Special Relief, Wife asserts three (3) main claims. First, she contends Husband is in contempt of the Marital Settlement Agreement for failing to reimburse her for the 2012 Mercedes C300 she purchased in December of 2012. As noted previously, Paragraph 4 of the MSA states: "Husband shall, at a time specified during her lifetime, purchase a new vehicle and place it in Wife's name. This vehicle shall be of comparable quality to the high-end sedan type car as the 2003 Infiniti when it was newly purchased." Amended Petition supra. The issue yet to be determined is whether a 2012 Mercedes C300 is of "comparable quality" to the 2003 Infiniti when it was "newly purchased." See id.

The assertion that Husband is obliged to purchase a new "high-end sedan type car" for Wife does not involve Bonnie Vernik in any fashion. The claim only pertains to the Marital Settlement Agreement between Husband and Wife.

Wife second contention is that pursuant to the Ancillary Agreement, she is entitled to profits from Gaia from 2006 through 2013. In Paragraph 6(h) of the An-

cillary Agreement, it states that “Gaia will be owned 58% by Steven J. Greenwald [Husband] or his designate [*sic*], owned 40% by Rochelle Greenwald [Wife], and 2% by Jason Greenwald.” Ancillary Agreement, Exhibit-C, Wife’s Amended Petition for Contempt and for Special Relief, June 3, 2014, Greenwald v. Greenwald, BCCCP Docket No. 2005-63831-D. Paragraph 6(e) states, “The profits from the business, Gaia, will be paid out as per the percentage of ownership.” Id. Based upon the following, Wife asserts she is entitled to 40 percent of the profits from Gaia.

Lastly, Wife argues she is entitled to reimbursement from Gaia for several “cash advances” she made on her personal credit cards for the benefit of the business. Wife asserts that she made these cash advances with the understanding that she would be reimbursed for these expenses. Wife did not indicate that the failure of Husband to reimburse her was a violation of the Marital Settlement Agreement or the Ancillary Agreement. Rather, she asserted that her expectation was consistent with the past practices of the parties.

Husband contends that Bonnie Vernik is a “shareholder” of Gaia as a result of the Preliminary Agreement executed by the parties on December 7, 2006. Because she is a “shareholder” of the business, Husband asserts that she is an indispensable party because of the possible obligations of the business to Wife. This court disagrees.

The “Preliminary Agreement between Jason Greenwald [Son], [Rochelle] Greenwald [Wife] and Bonnie Vernik [new wife]” was entered on December 7, 2006. In this Preliminary Agreement, the first paragraph states that Bonnie Vernik shall receive 60 percent of the stock of Gaia in consideration for a loan she provided to the business in the amount of \$80,000.00. The Preliminary Agreement, however, states that her 60 percent ownership interest in the business will be “held in escrow” until the death of Husband and the shares “can not [*sic*] be sold to any other party unless approve [*sic*] by a majority of the other holders which consist of Jason Greenwald, Shelly Greenwald and Bonnie Vernik with each having one vote.” Preliminary Agreement, Exhibit-A, Answer to Husband’s Preliminary Objections, Greenwald v. Greenwald, BCCCP Docket No. 2005-63831-D.

The Preliminary Agreement further indicates that if the relationship between Husband and Bonnie Vernik ends other than from his death, “[t]he stock that Bonnie’s [*sic*] owns will revert back to Gaia Enterprises.” Id.

In the Preliminary Agreement, there is a condition precedent to the delivery of the shares of stock to Bonnie Vernik. It states that, “[i]n the event of [Husband’s] death, then those shares that are escrowed in Bonnie’s name shall be delivered to Bonnie Vernik, less 11 percent which will be given to Jason Greenwald from those owned by Bonnie.” Id. Once these shares are delivered to Bonnie Vernik upon Husband’s death, “[a]ll matters that involve activities of the company concerning its operations or its possible sale in part or total will require a majority vote of the [*sic*] Jason Greenwald, Shelly Greenwald and Bonnie Vernik with each having a single vote.” See id.

It is clear from the Preliminary Agreement of December 7, 2006, that Bonnie Vernik has no **current** interest, claim, or right in Gaia. She cannot exercise any



control over the stock she purportedly received under the Preliminary Agreement until the death of Husband. She also does not have any control of the operations of the business, or its possible sale, until Husband's death. See id. Thus, we agree with Wife that Bonnie Vernik is a shareholder of the business "in form, not substance." Because of her current status, Bonnie Vernik is therefore not an indispensable party.

We will now address the issues raised in Husband's Statement of Errors Complainied of on Appeal.

In Husband's first contention on appeal, he asserts that this court erred by permitting Wife to proceed with the presentation of evidence on her Petition for Contempt and Special Relief before ruling upon Husband's Preliminary Objections.

Husband filed his Preliminary Objections on the date of the hearing upon Wife's Amended Petition for Contempt and Special Relief. This Court, in consideration of the fact that the parties and counsel were present for the hearing, chose to proceed with the hearing upon Wife's Amended Petition. The hearing was not completed and this court made no decision upon the merits of Wife's Amended Petition or the Preliminary Objections filed by Husband. Thus, there was no alleged prejudice suffered by Husband.

Husband's second, third, and last contention on appeal, numbered "2," "3," and "9" respectively, can be consolidated into one argument, i.e. this court should have allowed Husband an opportunity to either complete his cross-examination of Wife or to present any evidence in support of his Preliminary Objections prior to a ruling on the Preliminary Objections. Put simply, Husband asserts that this court erred by overruling Husband's Preliminary Objections without conducting a full hearing upon the issues raised. See Statement of Errors, supra.

This court is not required to hold an evidentiary hearing upon Preliminary Objections. Such a requirement is impractical and an extremely inefficient use of the court's resources. The Superior Court is cognizant of this impracticality and has stated that a "busy trial judge is entitled, and required, to rely on the pleadings in deciding preliminary objections to the sufficiency of the complaint." Philadelphia Factors, Inc. v. Working Data Group, Inc., 849 A.2d 1261, 1264 (Pa. Super. 2004). Further, a trial court may rule upon Preliminary Objections relying solely upon the pleadings submitted by the parties where there are no factual issues raised in the preliminary objections which necessitate additional evidence. Wimble v. Parx Casino and Greenwood Gaming & Entertainment, Inc., 40 A.3d 174, 179 (Pa. Super. 2012).

In the instant case, the court was provided with all of the facts necessary to dispose of the Preliminary Objections without a hearing. The issues raised by Wife arise from various agreements entered into by the parties, including the Marital Settlement Agreement and the Ancillary Confidential Settlement Agreement. Husband contends there is a disagreement as to the interpretation of certain terms in these agreements, whereas Wife asserts that her Amended Petition deals specifically with the enforcement of such terms.

Regardless of the parties' contentions, this court was provided with copies of all of the agreements at issue here. It is well-established that the interpretation of a

contract or agreement is a question of law to be decided by the court. Miller v. Poole, 45 A.3d 1143, 1145 (Pa. Super. 2012). Further, all contracts are enforceable in accordance with the language used and the scope of their coverage may be determined by the court as a matter of law. See Bishops, Inc. v. Penn National Insurance, 984 A.2d 982, 990 (Pa. Super. 2009). Thus, there are no factual issues which would necessitate any additional evidence from the parties. See Wimble, *supra*.

Husband, as well as Wife, had an opportunity to assert their arguments in each of their respective pleadings. They were not prohibited from providing exhibits or documentary evidence to support their claims. Further, in an email from Husband's counsel to Wife's counsel, dated July 21, 2014, Husband's counsel stated, in direct conflict with his current assertions, that this court "heard legal arguments from counsel with respect to the issues raised in the Preliminary Objections and [this court] also heard testimony and received evidence from your client with respect to the issues." See Exhibit-A, Affidavit of Service of Preliminary Objections, July 24, 2012, Greenwald v. Greenwald, BCCCP Docket No. 2005-63831-D.

Therefore, for the foregoing reasons, Husband's contention that this court should have held a full hearing upon his Preliminary Objections lacks merit.

Husband next argues that this court erred by overruling his Preliminary Objections with regard to the alleged violation of the "Ancillary Confidential Settlement Agreement" prior to determining the validity of that Agreement. Specifically, Husband asserted in his June 16, 2014 Petition for Special Relief that he never executed the document and requested that this court determine that the document is not a legally binding contract.

In Husband's Preliminary Objections, he did not call into question the validity of the Ancillary Confidential Settlement Agreement. Rather, Husband contended that pursuant to the arbitration clause located within that Ancillary Agreement, the issues raised by Wife should be submitted to arbitration.

Approximately five weeks after he filed his Preliminary Objections, Husband filed a "Petition for Special Relief," alleging for the first time that he never signed the Ancillary Agreement. Husband further asserted that he never saw the document until 2012.

Husband's main contention in his Preliminary Objections, as well as on appeal, is that this court lacks subject matter jurisdiction due to the arbitration clause in the Ancillary Agreement. He now argues, contrary to his arguments made in both his Preliminary Objections and on appeal, that the Ancillary Agreement is not a legally binding contract because he never signed it.

On page 7 of the Ancillary Agreement, there is a signature above Steven J. Greenwald's printed name, which is purportedly the signature of Husband. There is also a signature of a witness next to his signature. Husband fails to mention this fact in his Petition for Special Relief.

In reviewing Preliminary Objections, a court need not accept as true conclusions of law, unwarranted inferences, argumentative allegations, or expressions of opinion. See Seitel Data, Ltd. v. Center Township, 92 A.3d 851, 858-59 (Cmwlth Ct. 2014). Further, in reviewing Preliminary Objections, all material facts averred

in the complaint, and all reasonable inferences that can be drawn from them, are admitted as true. *Id.* at 859.

In Wife's Amended Petition, she alleges that the parties entered into an "Ancillary Confidential Settlement Agreement on January 27, 2006," a copy of which was attached to her Amended Petition. This Ancillary Agreement was apparently signed by both parties. *See Ancillary Agreement, supra* at p. 7. Thus, under the well-established standard of review, we must accept this material fact as true, as well as all reasonable inferences drawn from this fact, which in this case, is that Husband signed the document and had full knowledge of what he was signing and its contents. *See Center Township, supra*.

Moreover, Husband did not produce any evidence of forgery, nor does he even mention the fact that the Ancillary Agreement was not signed by him in his Petition for Special Relief. This court cannot sustain preliminary objections based upon a baseless allegation that was never raised in the pleading. *See Center Township, supra*.

Husband next argues that this court erred by finding that the matter presented before this court involved "enforcement" rather than the "interpretation" of the Ancillary Agreement.

As stated above, Wife's first argument in her Amended Petition arises from an alleged violation of the Marital Settlement Agreement ("MSA"). In the MSA, there is no arbitration clause. It states that the parties agree to "try in good faith to settle any dispute by mediation before resorting to litigation or other dispute resolution procedures." It also states: "It is expressly understood and agreed by the parties that this Agreement [MSA] may be specifically enforced by either Husband or Wife in a Court of Law." *See MSA, supra* at pp. 8-9.

Based upon the clear language of the MSA, Wife's contention that Husband is in contempt of the MSA is properly before this court.

Wife's second contention in her Amended Petition - - that Husband failed to reimburse her for cash advances she made for the benefit of the business - - does not arise under either the MSA or the Ancillary Agreement. Instead, Wife contends that Husband has reimbursed for such expenses in the past, and she made these cash advances upon the "understanding" that he would continue to reimburse her for any future expenses.

There is certainly a question as to whether this court has the authority to enforce such a remedy, however, at this time, the court has yet to review the merits of this argument as the hearing upon Wife's Amended Petition is currently pending. Further, this argument does not derive from any agreement of the parties. Therefore, Husband cannot claim that the arbitration clause in the Ancillary Agreement is applicable.

Wife's last contention in her Amended Petition is that Husband failed to distribute profits to her based upon her percentage of ownership of the business, Gaia. This argument arises under the Ancillary Agreement executed by the parties on January 27, 2006.

In the Ancillary Agreement, there is a clause labeled "Resolution of Disputes," which states:

In the event that the parties disagree or engage in a controversy *on the interpretation of any provisions of this Agreement* they agree to submit the dispute to binding arbitration by a single arbitrator of the American Arbitration Association of Philadelphia, Pennsylvania. The losing party shall bear the costs and reasonable counselor costs.

Ancillary Agreement, *supra* at p. 7.

In Paragraph 4 of the Ancillary Agreement, it states:

The parties further agree that the Court of Common Pleas which may enter such divorce decree shall retain continuing jurisdiction over the parties and the subject matter of the ancillary [*sic*] Agreement *for the purpose of enforcement of any provisions thereof*.

Id. at p.2.

Based upon the terms of this Ancillary Agreement, the arbitration clause is only applicable to a dispute over the interpretation of any provision of the Ancillary Agreement.

The provision of the Ancillary Agreement at issue in this case is located in Paragraph 6. In subsection 6(h), it states: “Gaia will be owned 58 percent by Steven J. Greenwald or his designate; owned 40 percent by Rochelle Greenwald or her designate; and 2 percent by Jason Greenwald.” In subsection 6(e) it indicates that “[t]he profits of the business, Gaia, will be paid out as per the percentage of ownership.” See *id.*, *supra* at pp. 3-4.

Wife contends that she has not received any percentage of the profits from the business since 2006. She further asserted that based upon copies of the business income tax returns she received for 2009 and 2010, the business made a profit for those years. Wife asserts that because Husband failure to distribute the profits to her for those years, he is in contempt of the Ancillary Agreement.

Husband contends that this argument deals exclusively with the interpretation of the Ancillary Agreement, and therefore the claim should be submitted to arbitration.

In support of his argument, Husband cites to a “Preliminary Agreement” entered into by Husband, Wife, Jason Greenwald, and Bonnie Vernik on December 7, 2006. In this Agreement, as discussed in detail above, 60 percent of the stock of Gaia was put into an escrow account to be distributed to Bonnie Vernik upon the death of Husband.

Based upon this Preliminary Agreement, Husband claims there is a dispute as to whether Wife owns any shares of stock in the business.

Despite Husband’s contentions, there is absolutely no ambiguity or dispute as to the meaning of the terms of the Ancillary Agreement. It is clear that Wife is to receive the profits of Gaia according to the percentage of ownership she retains. If she currently owns 40 percent, she will receive 40 percent of the profits, if any, from each fiscal year starting in 2006 through 2014. If she does not own any shares

or percentage of the business, she will not receive any profits. These terms are clear and Husband has not asserted a legitimate, alternative interpretation of this provision.

Husband believes that because Wife may not currently own 40 percent of the profits as indicated in the Ancillary Agreement, there is somehow a dispute as to the interpretation of the Ancillary Agreement. The terms of the Ancillary Agreement are clear; there is only a dispute as to what facts apply to these terms, i.e. how much of the business, if any, Wife owns. Once this fact is determined, it can be applied to the plain meaning of Paragraph 6 of the Ancillary Agreement. Therefore, the issue here is the enforcement of the Ancillary Agreement, not the interpretation of its terms.

In any event, based upon the documents provided to this court, specifically the Ancillary Agreement and the Preliminary Agreement, Wife may own some percentage of the business.

The Ancillary Agreement states that Husband owns 58 percent of the business, Wife owns 40 percent and Jason Greenwald owns 2 percent. The Preliminary Agreement gave 60 percent ownership rights to Bonnie Vernik upon Husband's death. The Preliminary Agreement indicates that once these shares of stock in Gaia are delivered to Bonnie Vernik, the shareholders of the business will be Wife, Bonnie Vernik, and Jason Greenwald. See Preliminary Agreement, supra. Thus, it is clear that Wife is not only a shareholder of the business prior to the delivery of this stock to Bonnie Vernik, but she will have an ownership interest in the business upon delivery of the shares of stock to Bonnie Vernik.

For these reasons, this court did not err in determining that the arbitration clause within the Ancillary Agreement did not apply to the issues raised by Wife in her Amended Petition.

Husband next argues that this court "erred by finding that the portion of [Wife's] pleading requesting [Husband] be found in contempt of the Marital Settlement Agreement did not require the interpretation of release language set forth in the confidential settlement agreement."

In the Ancillary Agreement, under Paragraph 8, there is a "Mutual Release" which states that the parties "mutually remise, release, quitclaim and forever discharge . . . from any and all rights . . . arising out of any former acts, contracts, engagements or liabilities of such other . . ." See Ancillary Agreement, Supra at p. 5.

Husband contends that the court was required to interpret this Release provision with respect to Wife's Petition for contempt of the MSA.

Initially, it must be noted that Wife's claim for Special Relief regarding Husband's failure to distribute profits to Wife from the business arises under the Ancillary Agreement. Thus, the release provision is inapplicable to this claim.

Wife's assertion that Husband failed to reimburse her for cash advances she made for the business does not arise from the MSA or the Ancillary Agreement. The Release in the Ancillary Agreement discharges any right the parties may have arising "out of **former** acts, contracts, engagements or liabilities of such other." See Ancillary Agreement, supra (emphasis added). In her Amended Petition, Wife asserts that she made these cash advances in 2013, well after the execution of the Ancillary

Agreement. Thus, Husband's failure to reimburse her for these cash advances would not be considered a "former act" of the parties and thus the Release is inapplicable to this claim.

Wife's last contention in her Amended Petition -- that Husband is in contempt of the MSA -- may indeed be waived pursuant to the Mutual Release provision in the Ancillary Agreement. Wife contends that the Release is inapplicable to this claim because the MSA is a court order, however, the MSA was incorporated into the Final Divorce Decree on February 1, 2006. A marital settlement agreement that is incorporated but not merged into the divorce decree is considered a contract subject to the law of contracts. *Carosone v. Carosone*, 688 A.2d 733 (Pa. Super. 1997). Under the law of contracts, in interpreting an agreement, the court must ascertain the intent of the parties. *Kripp v. Kripp*, 849 A.2d 1159, 1165 (Pa. 2004).

At this time it is unknown whether the parties intended to vacate the entirety of the Marital Settlement Agreement by entering into the Ancillary Agreement. By characterizing this agreement as an "Ancillary Agreement," one would presume that this agreement was not meant to supersede the MSA, but rather to support or clarify it.

Even assuming that this contention concerns the interpretation of the Ancillary Agreement, specifically the Release provision, we believe submitting only one of Wife's three claims to arbitration would frustrate the public policy interest in efficient dispute resolution. *School Dist. of Philadelphia v. Livingston-Rosenwinkel, P.C.*, 690 A.2d 1321, 1322 (Cmwlth Ct. 1997).

Enforcement of the arbitration provision against Wife for one of her claims would create two cases, one in court and one in arbitration. This would essentially cause Wife to relitigate the same issues arising under the same agreements in two separate forums and before two separate fact-finders, creating repetitive, piecemeal litigation.

The goal of arbitration is the "swift and orderly disposition of claims." *See id.* This goal is not met by submitting one of Wife's claims to arbitration. Accordingly, we overruled Husband's Preliminary Objections.

Husband's last argument concerning the nonjoinder of a necessary party was thoroughly discussed *supra* and we delineated our reasons for our conclusion that Husband's argument lacks merit.

For all the foregoing reasons we believe Husband's appeal should be dismissed.

**BY THE COURT:**  
**/s/Alan M. Rubenstein**  
**ALAN M. RUBENSTEIN, J.**

**Sheriff's Sale***First 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**, EsquireEDWARD 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**, EsquireEDWARD 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**, EsquireEDWARD 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

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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

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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

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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

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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

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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

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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 message 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 BOLTERS DORF, KARL D. BOLTERS DORF.**

**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 SCHEPISE, 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, Perkasio, 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

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.****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 TAKAL.**

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

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**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 Trevese, 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

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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, Trevese, PA 19053-6510.

TAX PARCEL #21-028-006.001.  
PROPERTY ADDRESS: 628 Mill Road, Trevese, 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

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**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

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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

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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

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**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

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**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

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**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 message 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 message 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

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#### 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

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#### 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

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#### 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 by 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

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#### 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

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#### 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

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#### 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. 2014-08690

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 **SYDNEY SOMERS CACALLORI** to **SYDNEY SOMERS**.

The Court has fixed the 10<sup>th</sup> day of February, 2015 at 9:30 a.m. in Courtroom No. 360, Bucks County Criminal 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.

**Kevin M. Zlock**, Solicitor  
1705 Langhorne-Newtown Road  
Suite 1  
Langhorne, PA 19047

Jan. 22

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2014-08376-30

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 **DUNG THANH LUONG** to **MICHAEL DUNG TRAN**.

The Court has fixed the 30<sup>th</sup> day of January, 2015 at 10:00 a.m. in Courtroom No. 430, 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.

**Larry H. Lefkowitz**, Solicitor  
4802 Neshaminy Boulevard  
Suite 5  
Bensalem, PA 19020  
(215) 750-9202

Jan. 22

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2014-08258-31

NOTICE IS HEREBY GIVEN THAT the Petition of Stephanie McGovern for the Change of Name of her minor child has been filed in the above named Court, praying for a Decree to change the name(s) of **ALANNA MARIE VELAZQUEZ** to **ALANNA MARIE McGOVERN**.

The Court has fixed the 10<sup>th</sup> day of February, 2015 at 9:30 a.m. in Courtroom No. 360, 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.

Jan. 22

**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.

**Bethayers Shopping Center Management, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Rothberg & Federman, P.C.**, Solicitors  
3103 Hulmeville Road  
Suite 200  
Bensalem, PA 19020

Jan. 22

**Crivello Electric, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**J. Oliver Gingrich**, Solicitor  
Bricker, Landis, Hunsberger & Gingrich, LLP  
114 East Broad Street  
P.O. Box 64769  
Souderton, PA 18964-0769

Jan. 22

**JT Madison, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jan. 22

**JVR Contracting, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Alan D. Budman**, Solicitor  
1150 Old York Road  
Second Floor  
Abington, PA 19001

Jan. 22

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

Jan. 22

**McNamara Financial, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Fitzpatrick Lentz & Bubba, P.C.**, Solicitors  
4001 Schoolhouse Lane  
P.O. Box 219  
Center Valley, PA 18034-0219

Jan. 22

**MI GUADALUPANA, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jan. 22

**Van Edden Artisans in Wood, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Daniel J. Paci**, Solicitor

Jan. 22

### Charter Application Limited Liability Company

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania, pursuant to the provisions

of the Pennsylvania Limited Liability Act of 1994 for the following limited liability company:

**Push Pull Creative Communicating, LLC** has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

**Gavin R. Laboski**, Solicitor  
Benner and Wild  
174 West State Street  
Doylestown, PA 18901

Jan. 22

### Charter Application Nonprofit

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

The name of the Corporation is **CONWELL-EGAN CATHOLIC FOUNDATION, INC.**

The Articles of Incorporation (filing date): December 18, 2014.

The purpose or purposes for which it was organized are as follows: Charitable purposes, including but not limited to, fundraising activities for and providing financial support to Conwell-Egan Catholic High School.

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

Jan. 22

The name of the Corporation is **Ethan Toohy Foundation, Inc.**

The Articles of Incorporation (filing date): December 29, 2014.

Jan. 22

### Charter Application Professional

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania,

for the purpose of obtaining a Certificate of Incorporation pursuant to the Pennsylvania Professional Corporation Law of 1988, as amended.

**Central Bucks Regional Police Department** has been incorporated under the provisions of the Pennsylvania Professional Corporation Law of 1988, as amended.

**John S. Benson**, Solicitor  
Penglase & Benson, Inc.  
110 North Main St.  
Doylestown, PA 18901

Jan. 22

### Classified Ad

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*

**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., Perkasie, PA 18944 and **MICHAEL A. DAVIS**, 321 Sweetbriar Rd., Perkasie, 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 Pennel, 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, Perkasia, 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, FRANCISA., JR.** a/k/a **FRANCIS A. ROMAN**, dec'd.  
Late of Perkasia Borough, Bucks County, PA.  
Executrix: **JENNIFER L. SWITZER** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasia, PA 18944.  
Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasia, PA 18944.
- SCHENFELDT, DOROTHY M.**, dec'd.  
Late of Warminster, Bucks County, PA.  
Executrix: **DOROTHY A. BUPP**, 1731 N. Ridge Rd., Perkasia, 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. 6<sup>th</sup> Street, P.O. Box 215, Perkasie, PA 18944-0215.

Attorney: **DIANNE C. MAGEE**, Grim Biehn & Thatcher, 104 S. 6<sup>th</sup> 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. STEWARD**, 2246 Bristol Pike, Bensalem, PA 19020.

*Second 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: **CAROYLN 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.

*Third and Final Publication*

**ADCOCK, DALE W.**, dec'd.

Late of Southampton, Bucks County, PA.  
Executors: **DAVID ADCOCK**, 1135 Calvin Road, Huntingdon Valley, PA 19006 and **DEBORAH BRADY**, 2605 O'Neal Circle, Hoover, AL 35226.

Attorney: **WILLIAM DENMARK**, 1700 Market Street, Suite 3100, Philadelphia, PA 19103.

**AUNGST, CREON A.** a/k/a **PETE**, dec'd.

Late of Manor Circle, Bristol, Bucks County, PA.

Executor: **ROY W. AUNGST**, 693 W. Country Club Dr., Egg Harbor, NJ 08215.

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

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

Executor: **CHARLES A.E. BANCROFT** a/k/a **CHARLES A. BANCROFT** c/o Jonathan H. Ellis, Esquire, 261 Old York Road, Suite 200, Jenkintown, PA 19046.

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

**BELTRANTE, GEORGE J.** a/k/a **GEORGE BELTRANTE**, dec'd.

Late of Bucks County, PA.

Co-Executors: **JOHN BELTRANTE**, 3443 Bleigh Avenue, Philadelphia, PA 19136 and **LILLIAN CLAVIN**, 3405 West Chester Pike, Apt. 502B, Newtown Square, PA 19073.

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

**BLAKER, EDNA M.**, dec'd.

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

Executor: **WILLIAM M. O'CONNELL, III** 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.

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

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

Administratrix: **SUSAN BUCKNUM** c/o Leonard L. Shober, Esquire, 308 North Main Street, Suite 400, Chalfont, PA 18914-2714.

Attorney: **LEONARD L. SHOBER**, Shober & Rock, P.C., 308 North Main Street, Suite 400, Chalfont, PA 18914-2714.

**CHOPTIANYJ, ANNA**, dec'd.

Late of Doylestown, Bucks County, PA.

Administrator: **ANDREW**

**CHOPTIANY**, P.O. Box 8985, Philadelphia, PA 19135.

**CONRICODE, MICHAEL V., JR.**, dec'd.

Late of Warrington Township, Bucks County, PA.

Administratrix: **MARY BETH CONRICODE**, 700 Country Club Lane, Warrington, PA 18976.

Attorney: **CHRISTOPHER P. KELLY**.

**DOUGHERTY, DENNIS J.** a/k/a **DENNIS DOUGHERTY**, dec'd.

Late of 232 Yankee Road, Quakertown, Richlandtown, Bucks County, PA.

Administratrix: **CHRISTINE A. GELLER**, 702 Crowthers Road, Coopersburg, PA 18036.

**ECKERT, MARY J.**, dec'd.

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

Executor: **THE FIRST NATIONAL BANK AND TRUST COMPANY OF NEWTOWN** c/o Mary C. Helf, Esquire, 2700 Kelly Road, Suite 300, Warrington, PA 18976-3624.

Attorney: **MARY C. HELF**, Fox Rothschild LLP, 2700 Kelly Road, Suite 300, Warrington, PA 18976-3624.

**FENN, MARY LOU**, dec'd.

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

Executrix: **TINA M. JESIOLOWSKI** c/o Leonard L. Shober, Esquire, 308 North Main Street, Suite 400, Chalfont, PA 18914-2714.

Attorney: **LEONARD L. SHOBER**, Shober & Rock, P.C., 308 North Main Street, Suite 400, Chalfont, PA 18914-2714.

**GOSLINE, LORETTA D.**, dec'd.

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

Executors: **BARBARA TOMLINSON**, 3971 Bainbridge Court, Bensalem, PA 19020 and **BARRY R. GOSLINE**, 95 Gable Hill Road, Levittown, PA 19057.

Attorney: **DARRELL M. ZASLOW**, 312 One Oxford Valley, Langhorne, PA 19047.

**JUVENAL, JOHN H., JR.**, dec'd.

Late of Kintnersville, Bucks County, PA. Administratrices: **DIANE GRABOYES**, 5419 Quentin St., Philadelphia, PA 19128 and **CYNTHIA JUVENAL**, 585 Springfield St., Coopersburg, PA 18036.

**LANGMAN, CAROL H.**, dec'd.

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

Executor: **JEFFREY H. NICHOLAS** 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.

**LOUX, DENNIS D., SR.** a/k/a **DENNIS D. LOUX**, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **CYNTHIA VOORHEES** c/o Eastburn and Gray, P.C., 60 East Court Street, P.O. Box 1389, Doylestown, PA 18901-0137.

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

**MINNICHBACH, ROBERT G.**, dec'd.

Late of Bristol Township, Bucks County, PA.

Administratrix: **WILMA MINNICHBACH**, 2105 Grant Road, Quakertown, PA 18951.

**SEGAL-NEWMAN, ELAINE**, dec'd.

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

Administratrix: **JACKIE L. BETOF**, 1709 McNelis Drive, Southampton, PA 18966.

**STEINER, ETHEL E.**, dec'd.

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

Executrices: **CAROL AMODIE** and **DREAMA SUE ROGERS** c/o Harvey Abramson, Esquire, 86 Buck Road, Holland, PA 18966.

Attorney: **HARVEY ABRAMSON**, Law Offices of Harvey Abramson, P.C., 86 Buck Road, Holland, PA 18966.

**SUTHERLAND, ROBERT A.**, dec'd.

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

Executrix: **LILLIAN M. SUTHERLAND** a/k/a **LILLIAN M. SUTHERLAND** c/o William J. Benz, Esquire, Lakeside Office Park, Suite 307, Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ**, Lakeside Office Park, Suite 307, Southampton, PA 18966.

**TYSON, JAMES**, dec'd.

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

Administrator: **TIMOTHY TYSON** a/k/a **TIMOTHY EARL TYSON**, 603 Cedar Street, Apartment 5, Bristol, PA 19007.

Attorney: **DARRELL M. ZASLOW**, 312 One Oxford Valley, Langhorne, PA 19047.

**WHIPPS, MARIE M.**, dec'd.

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

Executors: **RETA M. JENNINGS** and **RICHARD T. JENNINGS** c/o Jacqueline M. Morley, Esquire, 16 B Buck Village Professional Commons, 1200 Bustleton Pike, Feasterville, PA 19053.

Attorney: **JACQUELINE M. MORLEY**, 16 B Buck Village Professional Commons, 1200 Bustleton Pike, Feasterville, PA 19053.

**WILLIAMS, DIANNA**, dec'd.

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

Executrix: **LAURA ROTONDI** c/o Edward J. Gilson, Jr., Esquire, 8001 Roosevelt Boulevard, Suite 501B, Philadelphia, PA 19152.

Attorney: **EDWARD J. GILSON, JR.**, Smylie Times Building, 8001 Roosevelt Boulevard, Suite 501B, Philadelphia, PA 19152.

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## Fictitious Name

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, approved December 16, 1982, effective March 16, 1983, of intention to file in the office of the Secretary of the Commonwealth of Pennsylvania, Department of State, Bureau of Corporations at Harrisburg, Pennsylvania,

a Certificate for the conduct of a business in Bucks County, Pennsylvania, under the assumed or fictitious name, style or designation of:

**Sensational Designs** with its principal place of business 1300 Ford Rd., Bensalem, PA 19020.

The name and address of the individual owning or interested in said business is Kat Jenkins, 1300 Ford Rd., Bensalem, PA 19020.

This certificate will be filed on or after November 25, 2014.

Jan. 22

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**SEO Web Designs** with its principal place of business 1041 5<sup>th</sup> Avenue, Croydon, PA 19021.

The name and address of the individual owning or interested in said business is Alex Teran, 1041 5<sup>th</sup> Avenue, Croydon, PA 19021.

This certificate will be filed on or after November 12, 2014.

Jan. 22

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## Miscellaneous

NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2014-06886

**CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP TRUST 3**, Plaintiff  
vs.

**JO ANN MEADOWS, in her capacity as Heir of LOIS SEADER, Deceased**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOIS SEADER, DECEASED**, Defendants

NOTICE  
TO: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOIS SEADER, DECEASED**

You are hereby notified that on October 2, 2014, Plaintiff, CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP TRUST 3, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County, Pennsylvania, docketed to No. 2014-06886. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 4 PLUMTREE ROAD, LEVITTOWN, PA 19056 whereupon your property would be sold by the Sheriff of BUCKS County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

Notice to Defend:

Lawyer Referral Service of the  
Bucks County Bar Association  
135 East State Street  
P.O. Box 300  
Doylestown, PA 18901  
(215) 348-9413

Jan. 22

IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO.: A-06-14-60905-D-36

**KELLY LYNN BREWER f/k/a KELLY LYNN BRUCE**

v.

**JEFFREY STOTT BREWER, JR.**

IN DIVORCE

NOTICE IS HEREBY GIVEN to Jeffrey Stott Brewer, Jr., that the following documents have been filed under the above caption by Cooley & Handy, Attorneys at Law, PLLC, on behalf of Kelly Lynn Brewer: **Divorce Complaint**, originally filed on June 10, 2014 and reinstated on January 5, 2015, and **Plaintiff's Affidavit Under Section 3301(d) of the Divorce Code**, filed on January 6, 2015. If Defendant wishes to deny any of the statements set forth in Plaintiff's Affidavit Under Section 3301(d) of the Divorce Code, he must file a counter-affidavit within twenty (20) days after the Affidavit has been served or the statements will be admitted.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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Bucks County Bar Association  
Lawyer Referral Service  
135 East State Street  
Doylestown, PA 18901  
Telephone (215) 348-9413, 1-800-273-2929

Jan. 22

## NOTICE

## BRISTOL BOROUGH

NOTICE OF HEARING for additional tax millage scheduled for January 26, 2015 at 10:00 a.m. in Courtroom 320, Bucks County Courthouse, Doylestown, Pennsylvania.

IN THE COURT OF COMMON PLEAS  
BUCKS COUNTY, PENNSYLVANIA  
CRIMINAL DIVISION  
NO. MD-3267-2014

**IN RE: BRISTOL BOROUGH**

## ORDER FOR HEARING

AND NOW this 29 day of Dec., 2014, a Hearing on the within Petition for additional millage is set for the 26th day of January, 2015, at 10:00 A.M. in Courtroom 320, Bucks County Courthouse, Doylestown, Pennsylvania.

Notice of the Petition and of the above Hearing shall be published by the Petitioner in a newspaper of general circulation, and in the legal reporter, at least ten (10) days prior to the Hearing, and shall be conspicuously posted during such ten (10) day period in a place readily viewable by the public at the office of the Borough secretary.

BY THE COURT:

/s/ R.J. Mellon

J.

**PETITION FOR ADDITIONAL  
MILLAGE IN EXCESS OF 30 MILLS  
PURSUANT TO 8 Pa.C.S. §1302(a)**

AND NOW COMES, William J. Salerno, Esq., Solicitor for Bristol Borough Council, and respectfully petitions your Honorable Court as follows:

1. The Borough of Bristol is a body corporate and politic located at 250 Pond St., Bristol, Bucks County, PA 19007.

2. Pursuant to meetings held on October 14, 2014, October 27, 2014, November 17, 2014, and on December 8, 2014, when the budget was adopted and the tax Ordinance authorized, Bristol Borough Council approved petitioning the Court for additional millage pursuant to the proposed budget. (Attached as Exhibit "A" is Ordinance No. 1307) (not published herein); and (Attached as Exhibit "B" are the Council Meeting Minutes of December 8, 2014) (not published herein).

3. The 2015 tax levy for the 2015 General Budget will remain the same as the 2014 tax levy of 35 mills, because even though some of the revenues have increased, the 35 mills is necessary to cover the increase in general expenses. (The adopted General Fund Budget is Attached as Exhibit "C") (not published herein).

4. Current expenses have increased in areas of health insurance, utilities, union contract wages, and police protection. (See Exhibit "C") (not published herein).

5. Tax receipts and other non-tax receipts have decreased in recent years and in particular, there has been a reduction in interest earnings, and carryover balances. (See Exhibit "C") (not published herein).

6. The Borough Council has attempted to increase revenue in other ways to the extent allowed by law and finds it necessary to increase the general fund millage rate from 30 mills to 35 mills to meet the revenue requirements.

7. The residents of Bristol Borough would be deprived of public services without the authorization of an increased millage.

WHEREFORE, it is requested that your Honorable Court grant leave so that the Council of the Borough of Bristol can increase the tax levy for general purposes from 30 mills to 35 mills.

Respectfully Submitted,

/s/ William J. Salerno

William J. Salerno, Esquire

Solicitor for Bristol Borough Council

220 Radcliffe St.

Bristol, PA 19007

(215) 788-5450

## VERIFICATION

I, James Dillon, Manager of Bristol Borough Council, certify that I have read the foregoing Petition for Additional Millage in Excess of 30 mills pursuant to 8 Pa. C.S. §1302(a) and that the facts contained therein are true and correct to the best of my information and belief. I make this affirmation subject to the penalties contained in 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

BRISTOL BOROUGH COUNCIL

By: /s/ James Dillon

James Dillon, Manager

Jan. 22

**Trust Notice***First Publication*

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:

**IRREVOCABLE TRUST OF DOLORES COLAFRANCESCO****DOLORES COLAFRANCESCO,**  
DeceasedLate 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.**ATTORNEY DISCIPLINARY / ETHICS MATTERS**

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**James C. Schwartzman, Esq.**

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DELIVER TO:

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PERIODICAL PUBLICATION

\* Dated Material. Do Not Delay. Please Deliver Before Monday, January 26, 2015

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**Carol A. Shelly, Esquire**  
Dawn Farley Nurney, Paralegal  
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