



# Bucks County Law Reporter

The Official Legal Periodical for Bucks County

88 BUCKS CO. L. REP., pp. 65-75

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Vol. 88

Doylestown, Pa., February 5, 2015

No. 6

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# Bucks County Law Reporter

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

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**BAR ASSOCIATION NEWS**2<sup>nd</sup> NOTICE**NOTICE OF SPECIAL MEETING OF MEMBERS****Called for February 12, 2015**

Dear Members:

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

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

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

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

BOARD OF DIRECTORS:  
Jessica A. Pritchard, Secretary

Dated: January 22, 2015

Jan. 29; Feb. 5

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**Associate Members:** *Beth Anne Falzone Powers*, Ryder, Lu, Mazzeo & Konieczny, LLC; *Karalynne Andrea Arner Parzych*, Lancaster County Court of Common Pleas

**County/State/Legal Aid Employee:** *Brittney Kern*

**Student Member:** *Jennifer Ryan* (Drexel Thomas R. Kline School of Law)

If there are any objections to the listed applicants, please contact the Membership Committee, P.O. Box 300, Doylestown, PA 18901, within 10 days.

Feb. 5

## **Bucks County Paralegal Association**

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

For information about the BCPA, including future meetings and events, please visit our website at [www.buckscoparalegals.com](http://www.buckscoparalegals.com) or contact us at [buckscoparalegals@gmail.com](mailto:buckscoparalegals@gmail.com).



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Nov. 13—Feb. 5

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For membership and meeting information, view [www.ALA-Independence.org](http://www.ALA-Independence.org) or contact Membership Chair Joan Wean at 215-661-0400 or via email at [jwean@hrmml.com](mailto:jwean@hrmml.com)

## Commonwealth v. Konyves

Defendant appeals from the judgment of sentence entered by this court after the Superior Court granted the Commonwealth's Motion to Quash and/or Dismiss Appeal. Defendant appeals from the judgment of sentence and denial of post trial motions.

*Criminal law – Corpus delicti – Custodial detention – Investigatory stop – Restricted lot as a traffic way – DUI – Public drunkenness – Held, issues raised on appeal without merit and appeal should be denied.*

1. A restricted parking lot can be concluded to be a traffic way under the Motor Vehicle Code. 75 Pa. C.S. §102. The public use component of section 102 can be satisfied even where access to a parking lot is restricted, but where there are sufficient number of users.

2. The *corpus delicti* rule is two-tiered; it must first be considered as a rule of evidentiary admissibility using a *prima facie* standard, and later, under a beyond a reasonable doubt standard.

C.P. Bucks County, Criminal Division, No. 2013-06528. DUI, investigatory stop: Commonwealth of Pennsylvania v. Lawrence Konyves.

*Marc A. Rickles, Kardos, Rickles, Hand & Bindingmaier*, for the Defendant.

*David Heckler, Bucks County District Attorney*, for the Commonwealth.

BATEMAN, J., May 30, 2014

### OPINION

#### I. INTRODUCTION

Lawrence Konyves has appealed from the judgment of sentence entered by this Court on March 23, 2013. This Opinion is filed pursuant to Pennsylvania Rule of Appellate Procedure 1925(a).

#### II. PROCEDURAL BACKGROUND

Defendant Lawrence Konyves was arrested for driving under the influence (DUI) on June 14, 2012. On October 19, 2012, Defendant was charged with the following violations of the law: Count I—Driving Under Influence of Controlled Substance, Impaired Ability – 4th Offense;<sup>1</sup> Count II—Habitual Offenders;<sup>2</sup> Count III—Public Drunkenness and Similar Misconduct;<sup>3</sup> Count IV—Disorderly Conduct, Hazardous Physically Offensive Condition;<sup>4</sup> and Count V – Operating while License is Suspended.<sup>5</sup> On January 15, 2013 a suppression hearing was held before this Court. At the hearing, Defendant's pretrial Motions to Suppress Defendant's Statements

<sup>1</sup> 75 Pa.C.S. § 3802(d)(2)

<sup>2</sup> 75 Pa.C.S. § 6503.1

<sup>3</sup> 18 Pa.C.S. § 5505

<sup>4</sup> 75 Pa.C.S. § 5503(a)(4)

<sup>5</sup> 75 Pa.C.S. § 1543(b)(1)

were denied. The Defendant waived his right to a jury trial and the Court found Defendant guilty on Counts I, II, III, and V and not guilty on Count IV. Imposition of sentence was deferred until March 25, 2013. On March 25, 2013, Defendant was sentenced to not less than two and half and no more than five years and ordered to pay the costs of prosecution.<sup>6</sup> On April 5, 2013 Defendant filed a Post Sentence Motion to Reconsider his sentence which was denied. On August 27, 2013, Defendant filed an appeal to the Superior Court. On February 25, 2014, the Superior Court granted the Commonwealth's Motion to Quash and/or Dismiss Appeal. On April 7, 2014, counsel for Appellant and the Commonwealth agreed to reinstate Appellant's right to appeal Nunc Pro Tunc.<sup>7</sup> Defendant now appeals from the judgment of sentence and denial of post-trial motions.

### III. FINDINGS OF FACT

On June 14, 2012, at approximately 8:00 p.m., Officer Schuck of the Middletown Township Police Department was on patrol in a marked patrol car, working the 7:00 p.m. to 7:00 a.m. shift. Notes of Testimony, Motion to Suppress, January 15, 2013 at 31.<sup>8</sup> While stopped at a traffic light on West Old Lincoln Highway,<sup>9</sup> near the intersection at Wheeler Way, he observed a silver Acura drive behind a church to his right. N.T., M.T.S., p. 31. Officer Schuck testified that he was familiar with this particular area since it was part of his patrol zone and that landscaping equipment is frequently kept out in the open at the church parking lot. N.T., M.T.S., p. 32. Officer Schuck observed the vehicle travel towards the landscaping or equipment area. *Id.*

The parking lot is accessible by two common entrances; one entrance is off of Wheeler Way and the other entrance is off West Old Lincoln Highway. N.T., M.T.S., pp. 34-35. Wheeler Way is an industrial, two-lane roadway separated by a grass median that is frequently traveled by individuals since it leads to a U.S. Post Office, as well as a church and daycare center. N.T., M.T.S., pp. 35-36. Officer Schuck testified that at the time of the incident, he believed the church and daycare center were operating, and that the church was "an open, functioning church, and that the church building was occupied generally at that time." N.T., M.T.S., pp. 38-39. Special permits are not required to park in the parking lot and there are no barriers that would prohibit entrance. According to Officer Schuck, there are approximately fifty to seventy-five parking spots in the parking lot, and the parking lot does not have any "no parking" or "no trespassing signs." N.T., M.T.S., pp. 43-44.

<sup>6</sup> This sentence was imposed in part due to the fact that it was Defendant's 13<sup>th</sup> DUI.

<sup>7</sup> Appellant filed a PCRA Petition alleging trial counsel filed post-trial motions 11 days after Appellant was sentenced. Initially, Appellant's counsel believed the post-trial motions and subsequent appeal were timely filed. Due to this oversight, the parties agreed to the Order reinstating Appellant's direct appeal rights.

<sup>8</sup> Many of the facts in this Opinion are taken from the Notes of Testimony from the Motion to Suppress hearing. This is because the facts from the Motion to Suppress hearing were incorporated at the Waiver Trial.

<sup>9</sup> West Old Lincoln Highway is also known as Route 213.

Officer Schuck entered the parking lot, as part of his routine, and noticed the vehicle was stopped and parked between a trailer and a truck and that the Defendant was standing outside of his vehicle, with the car door open, urinating. N.T., M.T.S., pp. 43, 49. When the Defendant noticed Officer Schuck, he explained to the Officer that the equipment in the parking lot was his and that he had just stopped to “take a piss.” N.T., M.T.S., p. 49. Officer Schuck then proceeded to get out of his patrol car and asked the Defendant for identification. N.T., M.T.S., p. 50. The Defendant told Officer Schuck his name, but did not give Officer Schuck any identification cards. Officer Schuck stated that the Defendant appeared dumbfounded, as if he was in some sort of “stupor.” N.T., M.T.S., pp. 50-51. After asking the Defendant for his identification three or four times, the Defendant handed Officer Schuck a stack of cards. N.T., M.T.S., p. 51. The stack of cards contained business cards and a Pennsylvania non-driver photo ID. N.T., M.T.S., pp. 52-53.

Officer Schuck proceeded to ask the Defendant whether or not he had been drinking and the Defendant replied that he had not. N.T., M.T.S., p. 53. During this time, Officer Schuck observed that the Defendant was having trouble standing and was “swaying” as he stood. *Id.* When Officer Schuck approached the Defendant, there was no odor of alcohol present, N.T., M.T.S., p. 57, but the Defendant’s pupils were small and did not change size when Officer Schuck introduced Defendant’s eyes to light. N.T., M.T.S., p. 55. Officer Schuck then asked the Defendant if he had taken any drugs and the Defendant “shrugged his shoulders” and told Officer Schuck that he was prescribed the drugs he was taking. N.T., M.T.S., pp. 55-56. The Defendant told the Officer that he had taken two Xanax within three hours, and that he was prescribed to take two Xanax a day. N.T., M.T.S., p. 56.

Officer Schuck stated that he suspected the Defendant was under the influence of a controlled substance and called for other units to come as backup. N.T., M.T.S., p. 57. Officer Schuck administered a preliminary breath test on the Defendant and ruled out alcohol when the test revealed zero alcohol content. *Id.* While waiting for backup to arrive, Officer Schuck noticed that the Defendant was still unsteady on his feet and at one point, the Defendant fell back on Officer Schuck’s patrol vehicle. N.T., M.T.S., p. 58. When Officer Schuck asked the Defendant if he could stand by himself and not lean on the patrol car, the Defendant had trouble and continued to lean on the patrol car several times. *Id.* When the Defendant spoke to Officer Schuck his speech was very slow and Officer Schuck testified that he believed the Defendant was going to “fall asleep while he was talking.” N.T., M.T.S., p. 58. According to Officer Schuck, the Defendant would “start to answer or not answer and close his eyes, and then it would take a couple of seconds and some prodding from me [Officer Schuck] before he’d open his eyes and respond.” N.T., M.T.S., p. 58.

After backup arrived, Officer Schuck administered three field sobriety tests, all of which the Defendant failed. N.T., M.T.S., p. 59. After the last test, Officer Schuck asked the Defendant whether or not he should be driving in this condition and the Defendant responded that he should not be and asked to call his wife. N.T., M.T.S., p. 60. At this point in time, Officer Schuck formed the opinion that the defendant was

under the influence of a controlled substance to a degree that rendered him incapable of safely driving and placed Defendant under arrest. N.T., M.T.S., pp. 60-61.

Officer Schuck transported the Defendant to St. Mary Medical Center and while en route to the Hospital, the Defendant asked Officer Schuck multiple times if he could be given an opportunity to take a breath test. N.T., M.T.S., p. 61. After explaining to the Defendant that he had already taken a breath test and that the portable breath test that was administered at the scene would not detect drugs that may be in his system, the Defendant still continued to ask for a breath test up until he was released from the police station. N.T., M.T.S., p. 62. When Officer Schuck and the Defendant arrived at the hospital, the Defendant refused to give blood and asked Officer Schuck to not charge him with any offense. *Id.* Specifically, Defendant “swore that he would go into treatment and that he and his wife were arguing about his drug use and that it would be nice of me [Officer Schuck] to let him and his wife deal with it between themselves and not to charge him with this.” N.T., M.T.S., p. 62. In response, Officer Schuck informed the Defendant that he was proceeding with charges for DUI, regardless of his treatment or what he would be doing with his wife. N.T., M.T.S., p. 63.

After leaving the hospital, Officer Schuck brought the Defendant to Middletown Township so that he could be processed and fingerprinted. N.T., M.T.S., p. 63. While at the police barracks, the Defendant voluntarily stated that he “couldn’t wait until he saw me [Officer Schuck] off duty, and that he had a team of doctors and lawyers to get him off these charges.” N.T., M.T.S., p. 64. The statements made by the Defendant were not in response to any question that Officer Schuck had asked the Defendant. N.T., M.T.S., p. 68.

#### **IV. STATEMENT OF MATTERS COMPLAINED OF ON APPEAL**

Defendant raises the following issues on appeal: (1) whether this Court erred in not suppressing Statements allegedly elicited by Officer Schuck without first advising Defendant of his State and Federal Constitutional Rights pursuant to *Miranda v. Arizona*, 384 U.S. 436 (1966), (2) whether this Court erred by failing to suppress evidence obtained by Officer Schuck through his interactions with Defendant as well as statements made by Defendant to Officer Schuck since Officer Schuck lacked probable cause and/or reasonable suspicion by not observing the Defendant operate a motor vehicle on a traffic way or highway, and that the evidence was insufficient to sustain the verdict because the Commonwealth could not prove that Defendant drove the vehicle beyond a reasonable doubt, (3) whether this Court erred by admitting the statements of Defendant without proof of the *corpus delicti* of the crime with which Defendant was charged, and (4) whether Appellant’s conviction was supported by sufficient evidence beyond a reasonable doubt for the crimes of Driving Under the Influence, 75 Pa. CS 3802 D2, Habitual Offenders, 75 Pa. CS 6503.1, Public Drunkenness, 18 Pa. CS 5505, and Driving Under Suspension DUI Related, 75 Pa. CS 1543 (b)(1). See *Concise Statement of Matters Complained of on Appeal*.

## V. ANALYSIS OF ISSUES

1. Whether this Court erred in not suppressing Statements allegedly elicited by the arresting Police Officer without advising Defendant of his State and Federal Constitution Rights pursuant to *Miranda v. Arizona*, 384 U.S. 436 (1966).

A fundamental principle fortified in the United States Constitution states that a suspect subject to custodial interrogation by police must be warned that he has the right to remain silent, that anything he says may be used against him in court, and that he is entitled to the presence of an attorney. *Miranda v. Arizona*, 384 U.S. 436 (1966). If an individual is not advised of his *Miranda* rights prior to custodial interrogation by law enforcement officials, evidence obtained through the interrogation cannot be used against him. “In order to trigger the safeguards of *Miranda*, there must be both custody and interrogation. Statements not made in response to custodial interrogation are classified as gratuitous and are not subject to suppression for lack of *Miranda* warnings.” *Commonwealth v. Heggins*, 809 A.2d 908, 914 (Pa. Super. 2002).

Determining whether a person is in custody for *Miranda* purposes depends on “whether the person is physically denied of his freedom of action in any significant way or is placed in a situation in which he reasonably believes that his freedom of action or movement is restricted by an interrogation.” *Commonwealth v. Williams*, 941 A.2d 14, 31 (Pa. Super. 2008). Moreover, “police detentions become custodial when, under the totality of the circumstances, the conditions and/or duration of the detention become so coercive as to constitute the functional equivalent of arrest.” *Id.* at 31. Factors relevant under the totality of the circumstances test for custody include, “the basis for the detention; its length; its location; whether the suspect was transported against his or her will, how far, and why; whether restraints were used; whether the law enforcement officer showed, threatened or used force; and the investigative methods employed to confirm or dispel suspicions.” *Commonwealth v. Levanduski*, 907 A.2d 3, 24 (Pa. Super. 2006). Similarly, in determining whether an individual has been interrogated, interrogation has been defined as “police conduct calculated to, expected to, or likely to evoke admission.” *Heggins*, 809 A.2d at 914.

While a court must consider the totality of the circumstances in evaluating whether *Miranda* warnings were necessary, not every statement made by an individual during a police encounter amounts to an interrogation. Volunteered or spontaneous utterances by an individual are admissible even without *Miranda* warnings. *Commonwealth v. Gaul*, 590 Pa. 175 (2006). In addition, the Superior Court in *Commonwealth v. Proctor*, 441 Pa. Super. 176, 183 (1995) found that a policeman’s unspoken plan has no bearing on whether a suspect is in custody at a particular time. Specifically, when discussing the Officer’s questioning of the Defendant in *Proctor*, the Superior Court concluded:

“The only relevant inquiry is how a reasonable man in the suspect’s position would have understood his situation. From aught that appears in

the stipulation of facts, a single police officer asked defendant a modest number of questions and requested him to perform a simple balancing test at a location visible to passing motorists. Treatment of this sort cannot fairly be characterized as the functional equivalent of formal arrest.” *Proctor*, 441 Pa. Super at 183.

In the instant case, the Commonwealth was able to prove that Officer Schuck was entitled to make an investigatory stop under the circumstances presented, and that no *Miranda* warnings were necessary. Officer Schuck testified that he was familiar with the parking lot in question, and was aware that landscaping materials and equipment were kept out in the open in this particular parking lot. Knowing this, Officer Schuck acted appropriately in entering the parking lot to determine whether any suspicious activity was occurring. When he found the Defendant urinating outside his car, Officer Schuck believed it was necessary, under the circumstances, to stop and inquire as to the Defendant’s whereabouts and why he was there. It was during this conversation that Officer Schuck noticed the Defendant was having difficulty with not only providing identification, but with standing and communicating. Officer Schuck then conducted the field sobriety test, an appropriate investigative method to confirm or dispel his suspicion that the driver may have been under the influence.

In order for *Miranda* warnings to be given there must be a custodial interrogation. Only a short period of time elapsed between Officer Schuck’s investigatory stop and Defendant’s subsequent arrest. At no point during that time was Defendant informed that the stop would not be temporary. While Officer Schuck may have concluded after his initial interactions with Defendant that he would be taken into custody and charged with a DUI, Officer Schuck never communicated his intention to the Defendant.

Consistent with what was stated in *Proctor*, a single police officer, Officer Schuck, asked the Defendant a modest number of questions and requested him to perform field sobriety tests. This was not a formal interrogation, nor was the Defendant in custody at that time. The Defendant’s statements were voluntarily given, without any prodding from Officer Schuck, and therefore, the statements made by Defendant are admissible.

2. Whether this Court erred in not suppressing evidence obtained by Officer Schuck as Officer Schuck lacked probable cause and/or reasonable suspicion to arrest Defendant by not observing Defendant operate a motor vehicle on a traffic way or highway.

On appeal, the standard that the appellate court applies “in reviewing the sufficiency of evidence is whether, viewing all the evidence admitted at trial in the light most favorable to the verdict winner, there is sufficient evidence to enable the fact finder to find every element of the crime beyond a reasonable doubt.” *Com-*

*monwealth v. Heberling*, 678 A.2d 794, 795 (Pa. Super. 1996). The Superior Court in *Commonwealth v. Ventrini*, 734 A.2d 404 (Pa. Super. 1999) elaborated:

In applying [the above] test, we may not weigh the evidence and substitute our judgment for that of the fact-finder. In addition, we note that the facts and circumstances established by the Commonwealth need not preclude every possibility of innocence. Any doubts regarding a defendant's guilt may be resolved by the fact-finder unless the evidence is so weak and inconclusive that as a matter of law no probability of fact may be drawn from the combined circumstances.

The Commonwealth may sustain its burden of proving every element of the crime beyond a reasonable doubt by means of wholly circumstantial evidence. Moreover, in applying the above test, the entire record must be evaluated and all evidence actually received must be considered. Finally, the trier of fact while passing upon the credibility of witnesses and the weight of the evidence produced, is free to believe all, part or none of the evidence. 734 A.2d 404, 406-07 (Pa. Super. 1999)(citations and quotation marks omitted).

In addition, Defendant argues that the Commonwealth failed to prove beyond a reasonable doubt that Defendant was operating a motor vehicle on a highway or traffic way, which is defined and required by 75 Pa.C.S. §3101(b) of the Motor Vehicle Code. Section 3101(b) provides that: "The provisions of ... Chapter 38 relating to driving after imbibing alcohol or utilizing drugs shall apply upon highways and traffic ways throughout this Commonwealth." The Motor Vehicle Code's definitional section provides the following definitions for "highway" and "traffic way":

"Highway." The entire width between the boundary lines of every way publicly maintained when any part thereof is open to the use of the public for purposes of vehicular traffic. The term includes a roadway open to the use of the public for vehicular travel on grounds of a college or university or public or private school or public historical park. 75 Pa.C.S. §102.

"Traffic way." The entire width between property lines or other boundary lines of every way or place of which any part is open to the public for purposes of vehicular travel as a matter of right or custom. 75 Pa.C.S. §102.

In *Commonwealth v. Cameron*, 668 A.2d 1163 (Pa. Super. 1995), the Superior Court concluded that a restricted lot can be a traffic way. In *Cameron*, the apartment building's parking lot in which the DUI-defendant was a tenant was a traffic way under the Motor Vehicle Code, despite the fact that the parking lot was restricted to tenants, where each tenant had an assigned parking place, and there was only one entrance. The Court's basis behind treating a restricted parking lot as a "traffic way" was stated in *Cameron* as follows, "we conclude that tenants, employees, and others

who have the advantage of a restricted parking facility still deserve and expect to be protected from incidents involving serious traffic offenses.... the public use component of Section 102 can be satisfied even where access to a parking lot is restricted, but where there are a sufficient number of users.” *Id.*, 668 A.2d at 1164. Moreover, the Superior Court’s reasoning in *Cameron* followed its prior holding in *Commonwealth v. Wilson*, 381 Pa.Super. 253 (1989), wherein the Superior Court found that a parking lot of an Elks Club, marked with a sign designating the lot a private parking lot, was a “traffic way” under the Motor Vehicle Code, stating:

“It would raise form to towing levels above substance if parking lots in which vehicular traffic is encouraged and occurs, sometimes at high rates of speed, were to become “DWI-free zones”, in which drunk driving is tolerated from entrance to exit. Such a construction would seriously undermine the effectiveness of any drunk driving prohibitions.” *Wilson*, 381 Pa.Super at 257.

Similarly, in *Commonwealth v. Proctor*, 625 A.2d 1221 (Pa. Super. 1993), the Superior Court found a mall parking lot, open to the public, was a traffic way.

In the instant case, Officer Schuck testified that he observed the vehicle travel approximately 100 to 150 yards towards a landscaping or equipment area of the parking lot. Upon Officer Schuck’s arrival in the parking lot, he observed the Defendant standing outside of his vehicle urinating, and upon further investigation, opined that the Defendant was intoxicated or under the influence. This Court has accepted Officer Schuck’s testimony in its entirety and finds Officer Schuck’s testimony credible. Viewing the totality of the circumstances that Officer Schuck was presented with at the time, this Court found that Officer Schuck acted appropriately and responsibly as a Middletown Township Police Officer, and had probable cause to arrest the Defendant.

In addition, the Commonwealth was able to prove that the Defendant was operating his vehicle on a highway or traffic way for purposes of the Motor Vehicle Code. Officer Schuck testified that he saw Defendant’s vehicle being operated as it drove into the church parking lot. He also testified that there are no bars or gates that preclude entry and exit into the parking lot, and to access the parking lot, there is no need for a special permit or pass. More importantly, there is no trespassing sign or no “no parking” sign. Furthermore, Officer Schuck testified that the parking lot is open to the public - for individuals attending church or visiting the daycare facility. Officer Schuck admitted that when he is on patrol, he typically goes through one entrance of the parking lot and out the other. When asked if he had seen other cars enter and exit through both areas of the parking lot, Officer Schuck testified that he had. Specifically, Officer Schuck stated that a Dunkin Donuts near the parking lot “has weird access in that you can’t make a left turn off 213 to get into there [Dunkin Donuts] and that a lot of time, people in order to defeat that will turn on to Wheeler Way, turn through this parking lot to make the right on to 213 to be oriented in the

right direction to get into the Dunkin Donuts.” N.T., M.T.S., p. 45. This seems to suggest that the parking lot is customarily used by at least certain members of the public, and that it can be used for vehicular traffic. Therefore, accepting Officer Schuck’s testimony as credible, the Commonwealth proved that Officer Schuck had probable cause to arrest Defendant and that the Defendant was operating a vehicle on a traffic way for purposes of the Motor Vehicle Code.

3. Whether this Court erred in allowing evidence of Defendant’s Statements without proof of the *Corpus Delicti* of the crime with which he was charged.

Ordinarily, a confession is inadmissible as evidence in Pennsylvania unless the Commonwealth can independently prove the *corpus delicti* of the crime charged. See *Commonwealth v. Taylor*, 831 A.2d 587, 590 (Pa. 2003). The *corpus delicti* rule has been extended to admissions and statements of the accused and is not limited to formal confessions. *Id.* (citing *Commonwealth v. Smallwood*, 442 A.2d 222, 225 (Pa. 1982)). *Corpus delicti* literally means “the body of the crime” and the rule requires the Commonwealth to show “the occurrence of a loss or injury, and some person’s criminal conduct as the source of that loss or injury.” *Commonwealth v. Zugay*, 745 A.2d 639, 652 (Pa. Super. 2000). It should be noted that the Commonwealth must show that some person engaged in criminal conduct and that proof of the identity of that person is not required to establish the *corpus delicti*. *Id.* Furthermore, “the *corpus delicti* may be proved by circumstantial evidence.” *Id.* at 653.

“The *corpus delicti* rule is two-tiered; it must first be considered as a rule of evidentiary admissibility using a *prima facie* standard, and later, under a beyond a reasonable doubt standard, as one of proof for the fact-finder’s consideration at the close of the case.” *Id.* at 652. In *Zugay*, where the defendant protested the admissibility portion of the rule, the court clarified that, “before introducing an extra-judicial statement, the Commonwealth is not required to prove the existence of a crime beyond a reasonable doubt.” *Id.* (quoting *Commonwealth v. Edwards*, 555 A.2d 818, 823 (Pa. 1989)). “Rather, it is enough for the Commonwealth to prove that the injury or loss is more consistent with a crime having been committed than not.” *Id.* More specifically, in order to establish the *corpus delicti* of driving under the influence, “someone must be in control of a vehicle, and that same person must be under the influence.” *Commonwealth v. Hogans*, 400 Pa. Super. 606, 609 (1990). In *Hogans*, the *corpus delicti* of the crime was sufficiently established by circumstantial evidence in the form of the police officer’s testimony concerning the scene of the crime, as well as Defendant’s field sobriety test, and therefore, the police officer could testify regarding the Defendant’s admission.

In the instant case, the Commonwealth was able to prove, through the testimony of Officer Schuck, that the Defendant operated a motor vehicle on a traffic way and that based on his observations of the scene, Officer Schuck had reasonable suspicion to believe that a crime had occurred or was going to occur. Upon arriving in the park-

ing lot where Defendant had parked his car, Officer Schuck observed the Defendant urinating outside his car. Defendant was the only person standing beside his vehicle and no one else was with the Defendant, which seems to suggest that Defendant was the only individual in control of the vehicle for purposes of satisfying the first element for *corpus delicti* rule of driving under the influence. Moreover, Defendant asked if he could call his wife to come pick him up, which further suggests that Defendant should not have been driving in the first place and that he was alone at the time of the incident. Additionally, the Officer had to ask the Defendant three or four times for his identification and had difficulty communicating with the Defendant. According to Officer Schuck, the Defendant appeared lethargic and his pupils were small and failed to change size when introduced to light. The Defendant appeared to be in some sort of “stupor” and was having trouble standing. Based on these observations by Officer Schuck, Officer Schuck administered three field sobriety tests which the Defendant subsequently failed. As was noted in *Hogans*, circumstantial evidence alone may be used to prove the *corpus delicti*. The Commonwealth was able to prove the *corpus delicti* of the crime of DUI based on this circumstantial evidence, and therefore, Defendant’s statements are admissible.

4. Whether Appellant’s conviction was supported by sufficient evidence for the crime of Driving Under the Influence, 75 Pa.CSA 3802 D2, Habitual Offenders, 75 Pa.CSA 6503.1, Public Drunkenness, 18 Pa. CSA 5505, and Driving Under Suspension DUI Related, 75 Pa. CSA 1543 (b)(1)?

As was stated previously, on appeal, the standard that the appellate court applies in reviewing the sufficiency of evidence is whether, viewing all the evidence admitted at trial in the light most favorable to the verdict winner, there is sufficient evidence to enable the fact finder to find every element of the crime beyond a reasonable doubt. *Commonwealth v. Heberling*, 678 A.2d 794, 795 (Pa. Super. 1996). The Superior Court in *Commonwealth v. Ventrini*, 734 A.2d 404 (Pa. Super. 1999) elaborated:

In applying [the above] test, we may not weigh the evidence and substitute our judgment for that of the fact-finder. In addition, we note that the facts and circumstances established by the Commonwealth need not preclude every possibility of innocence. Any doubts regarding a defendant’s guilt may be resolved by the fact-finder unless the evidence is so weak and inconclusive that as a matter of law no probability of fact may be drawn from the combined circumstances.

The Commonwealth may sustain its burden of proving every element of the crime beyond a reasonable doubt by means of wholly circumstantial evidence. Moreover, in applying the above test, the entire record must be evaluated and all evidence actually received must be considered. Finally, the trier of fact while passing upon the credibility of witnesses and the weight of the evidence produced, is free to believe all, part or

none of the evidence. 734 A.2d 404, 406-07 (Pa. Super. 1999)(citations and quotation marks omitted).

The Appellant argues that the Commonwealth failed to prove beyond a reasonable doubt that he committed the crimes for which he was charged. Furthermore, Appellant contends that the evidence presented at trial was not sufficient to support the finding that he was in actual physical control of the vehicle while under the influence of alcohol, as is required to support a DUI conviction. However, we find that Appellant had been in “actual physical control,” as is required by statute, when he was found by police.

In addition the trier of fact is charged with not only evaluating and weighing the evidence, but evaluating the credibility of the witnesses. “The trier of fact, while passing upon the credibility of witnesses and the weight of the evidence produced, is free to believe all, part, or none of the evidence.” *Commonwealth v. Reynolds*, 835 A.2d 720, 726 (Pa. Super. 2003). This Court heard the testimony from Officer Schuck who observed the vehicle travel approximately 100 to 150 yards towards a landscaping or equipment area of the parking lot. He then observed the Defendant urinate outside his vehicle, and upon further investigation, was of the opinion that the Defendant was intoxicated or under the influence. This Court found Officer Schuck’s testimony to be credible in its entirety and accepted the Commonwealth’s version of the facts. The Commonwealth provided ample circumstantial evidence to establish that Appellant committed the crimes beyond a reasonable doubt.

## **VI. CONCLUSION**

For the foregoing reasons, we find that the issues Appellant has raised in this appeal are without merit.

BY THE COURT:  
/s/Wallace H. Bateman, Jr.  
WALLACE H. BATEMAN, JR., J.

**Sheriff's Sale***Third and Final 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

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**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

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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

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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

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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

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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

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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

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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

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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

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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

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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. LYNKEY, 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

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

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.**

**RAYMOND A. QUAGLIA**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2013-07670

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

TAX PARCEL #20-067-037.

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

JUDGMENT AMOUNT: \$142,458.93.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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 Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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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, Trevose, PA 19053-6510.  
TAX PARCEL #21-028-006.001.  
PROPERTY ADDRESS: 628 Mill Road, Trevose, PA 19053-6510.  
JUDGMENT AMOUNT: \$189,306.18.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **JEFFERY HANTMAN a/k/a JEFFREY HANTMAN, MINDY HANTMAN. PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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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. TERENCE 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, Perkaspie, 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. 2014-07033

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 **NIMRA UDDIN KHAN** to **AIZA UDDIN KHAN**.

The Court has fixed the 10<sup>th</sup> day of February, 2015 at 9:30 A.M. in Courtroom No. 360, Bucks County Courthouse, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Feb. 5

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2014-08742-31

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 **TETYANA KOMAROVA** to **TETYANA STOLNIK**.

The Court has fixed the 10<sup>th</sup> day of February, 2015 at 9:30 A.M. in Courtroom No. 360, Bucks County Courthouse, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Feb. 5

IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2014-7616-33

NOTICE IS HEREBY GIVEN THAT the Petition of **TINA MacMILLAN**, was filed in the above named Court, praying for a Decree to change her name to **TINA DIOMATARI-MacMILLAN**.

Please be advised that the original hearing set for January 26, 2015 has been postponed to Tuesday, March 3, 2015 at 10:00 a.m. in Courtroom No. 460, Bucks County

Courthouse, Doylestown, Pennsylvania as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

**James F. Metka**, Solicitor  
Atty. for Petitioner  
4802 Neshaminy Blvd.  
Ste. 9  
Bensalem, PA 19020  
(267) 568-2965

Feb. 5

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2014-08464-31

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 **ALEXIS NINATANTA** to **ALEXIS CASTRO**.

The Court has fixed the 10<sup>th</sup> day of February, 2015 at 9:30 A.M. in Courtroom No. 360, Bucks County Courthouse, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Feb. 5

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2014-07263-18

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name(s) of **SEAN NELSON WOOD** to **SEAN NELSON SAMHAMMER**.

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

Feb. 5

## Charter Application

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**360 MORTGAGE SERVICES INC** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Feb. 5

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

Feb. 5

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

Feb. 5

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

Feb. 5

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

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

Feb. 5

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

**Robert C. Nathan & Assocs.**, Solicitors  
Jenkins Court, (200)  
610 Old York Road  
Jenkintown, PA 19046

Feb. 5

**PICCOLO TRATTORIA AT DOYLESTOWN, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Kalikhman & Rayz**, Solicitors  
1051 County Line Road  
Unit A  
Huntingdon Valley, PA 19006

Feb. 5

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

**Penglase and Benson**, Solicitors  
110 North Main Street  
Doylestown, PA 18901

Feb. 5

## 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:

**Fran & Donna Kealey, LLC** has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

Feb. 5

## Classified Ad

### ATTORNEY

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

Feb. 5, 12, 19, 26

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

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

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

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

Jan. 29; Feb. 5

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

Jan. 22, 29; Feb. 5

## Estate Notice

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the person named. All persons having claims or demands against

said estates are requested to make known the same, and all person indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

### *First Publication*

**BISIGNARO, SUSAN B.** a/k/a **SUSAN CHASE BICKELL BISIGNARO**, dec'd.

Late of New Hope Borough, Bucks County, PA.

Executor: **JOSEPH A. BISIGNARO, JR.**, 3428 N. Sugaan Road, New Hope, PA 18938.

Attorney: **JAMES D. HUGHES**, Salzmans Hughes, P.C.

**BOSSARD, LUCY THERESA** a/k/a **LUCY T. BALOG** and **LUCY T. GAZDY**, dec'd.

Late of Philadelphia City and Bensalem Township, Bucks County, PA.

Executrix: **THERESA M. WAGNER**, 7010 Headley Ave., Levittown, PA 19057.

**BUSS, WILMER H.**, dec'd.

Late of Bedminster Township, Bucks County, PA.

Administratrix: **JENNIE M. BUSS** c/o Gregory R. Gifford, Esquire, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

Attorney: **GREGORY R. GIFFORD**, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

**CHESHKO, VLADIMIR**, dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **SUSAN M. MEO** c/o John J. Collins, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

Attorney: **JOHN J. COLLINS**, 312 Oxford Valley Road, Fairless Hills, PA 19030.

**FESMIRE, FLORENCE S.**, dec'd.

Late of Rockhill Township, Bucks County, PA.

Executors: **R. RICHARD FESMIRE** and **VICTORIA J. LONG** c/o Mullaney Law Offices, 598 Main Street, P.O. Box 24, Red Hill, PA 18076-0024.

Attorney: **CHRISTOPHER P. MULLANEY**.

**FREDERICK, GRANT DAVID**, dec'd.

Late of Bedminster Township, Bucks County, PA.

Executrix: **DEBORAH ANN OVERHOLT** c/o Richard D. Magee, Jr., Esquire, 11 Duane Road, P.O. Box 885, Doylestown, PA 18901.

Attorney: **RICHARD D. MAGEE, JR.**

**FRIEL, MICHAEL J., JR.**, dec'd.

Late of Fairless Hills, Bucks County, PA. Administrator: **MICHAEL J. FRIEL, SR.** a/k/a **MICHAEL J. FRIEL** c/o Thomas J. Hornak, Esquire, Goldsmith Hark & Hornak, PC, 7716 Castor Ave., Philadelphia, PA 19152.

Attorneys: **GOLDSMITH, HARK & HORNAK, PC**, 7716 Castor Ave., Philadelphia, PA 19152.

**GOLDBERG, THELMA RUTH** a/k/a **THELMA GOLDBERG**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **LYNN P. GOLDBERG-GURSKY**, 2175 Valley Road, Enola, PA 17025.

**GRABOWSKI, FRANCIS** a/k/a **FRANCIS X. GRABOWSKI**, dec'd.

Late of Sellersville, Bucks County, PA.

Administratrix: **REGINA A. GRABOWSKI**, 1400 Fairhill Road, Sellersville, PA 18960.

Attorney: **DONALD F. KOHLER, JR.**

**GRAY, BONNIE JEAN** a/k/a **BONNIE J. GRAY**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **SHARLENE M. J. MUNOZ** c/o Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

Attorney: **LISA K. SCHUBEL**.

**HAMILTON, GARY WAYNE**, dec'd.

Late of Perkasio, Bucks County, PA.

Executor: **DANIEL W. HAMILTON**, 102 Shady Lane, Lansdale, PA 19446.

**HARRIS, MARIE T.**, dec'd.

Late of Hilltown Township, Bucks County, PA.

Administrator: **DONALD ANTHONY HARRIS**, 3710 Berkley Road, Bensalem, PA 19020.

Attorney: **NICOLAS F. METER**, Mauger & Meter, 240 King Street, P.O. Box 698, Pottstown, PA 19464.

**HEISLER, RITA C.**, dec'd.

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

Executrix: **JACQUELYN S. HEISLER**, 6508 Spruce Hill Drive, Yardley, PA 19067.

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

**JACKSON, EDITH BUTLER** a/k/a **EDITH B. JACKSON**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **DOUGLAS E. JACKSON**, Esquire c/o Brian R. Price & Associates, Pinehill Professional Center, 140 East Butler Avenue, Chalfont, PA 18914.

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

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

Late of Quakertown, Bucks County, PA.

Administratrix: **LORI A. GEIB**.

Attorney: **ROBERT M. KNAUER**, Knauer & Davenport, 143 North Eighth St., Allentown, PA 18101.

**KRAFT, FRANK ROBERT** a/k/a **FRANK R. KRAFT**, dec'd.

Late of Newtown Township, Bucks County, PA.

Administrator: **JOHN KRAFT**, 810 Linton Hill Rd., Newtown, PA 18940.

Attorney: **MAX A. RUTKOWSKI**.

**LEVA, CHARLES E.**, dec'd.

Late of Richboro, Bucks County, PA.

Executrix: **LYNN A. NUCERA**, 200 Wheatsheaf Lane, Langhorne, PA 19047.

**MAJOR, HELEN E.**, dec'd.

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

Executor: **EDWARD A. ZETICK**, Esquire, 415 Johnson Street, Suite 101, Jenkintown, PA 19046.

Attorney: **EDWARD A. ZETICK**, 415 Johnson Street, Suite 101, Jenkintown, PA 19046.

**PETERSON, EVA**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executors: **BRUCE A. PETERSON** and **ERIC J. PETERSON**, 247 Yellow Springs Court, Yardley, PA 19067.

**PIUMA, HERMAN, JR.,** dec'd.

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

Executrix: **CAROL WESTFALL**, 26242 Tuscan Woods, San Antonio, TX 78261.

Attorney: **RUSSELL P. SACCO**, 53 S. Main Street, Yardley, PA 19067.

**RANKIN, CAROLYN,** dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **TINA M. ELLIS** c/o Richard C. Osterhout, Esquire, 1744 Bridgetown Pike, Feasterville, PA 19053.

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

**RUSO, JENNIE M.,** dec'd.

Late of Bristol Township, Bucks County, PA.

Co-Executors: **RONALD JOHN RUSSO** and **MICHAEL ANGELO RUSSO** c/o Joseph P. Caracappa, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

Attorney: **JOSEPH P. CARACAPPA**, Jackson, Cook, Caracappa & Scott, P.C., 312 Oxford Valley Road, Fairless Hills, PA 19030.

**SCHNERR, ANN MARIE,** dec'd.

Late of Bristol Borough, Bucks County, PA.

Executrix: **JENNIFER A. HORAN**, 515 Raab Street, Willow Grove, PA 19090.

**SEIDER, GERALD M. a/k/a GERALD SEIDER,** dec'd.

Late of Bucks County, PA.

Executor: **MICHAEL SEIDER**, 10 Diprinzio Drive, Pottstown, PA 19464.

Attorney: **CHRISTOPHER P. COVAL**, Fenningham, Stevens, Dempster & Coval, LLP, 809 Easton Road, P.O. Box M, Willow Grove, PA 19090.

**SELERS, WILLIAM S., JR.,** dec'd.

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

Administratrix: **ELAINE SUZANNE WILLIAMS** c/o Robert W. Maher, Esquire, 400 Greenwood Avenue, First Floor, Wyncote, PA 19095.

Attorney: **ROBERT W. MAHER**, Dyer & Maher, 400 Greenwood Avenue, First Floor, Wyncote, PA 19095.

**SYKES, DAVID A.,** dec'd.

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

Administratrix: **ANNE W. SYKES** c/o Scott H. Mustin, Esquire, 1735 Market Street, Suite 600, Philadelphia, PA 19103.

Attorney: **SCOTT H. MUSTIN**, Fineman, Krekstein & Harris, P.C., BNY Mellon Center, 1735 Market Street, Suite 600, Philadelphia, PA 19103.

**TOLLEN, ARTHUR,** dec'd.

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

Executor: **JAMES M. ORMAN**, 1600 Market Street, Suite 3305, Philadelphia, PA 19103.

Attorney: **JAMES M. ORMAN**, 1600 Market Street, Suite 3305, Philadelphia, PA 19103.

**TOMLINSON, CHARLOTTE A. a/k/a CHARLOTTE J. TOMLINSON,** dec'd.

Late of Langhorne Borough, Bucks County, PA.

Executor: **THOMAS C. TOMLINSON** c/o R. Leonard Davis, III, Esquire, Drake, Hileman & Davis, Bailiwick Office Campus, Suite 15, P.O. Box 1306, Doylestown, PA 18901.

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

**WALLACE, BEVERLIE JOY a/k/a BEVERLY J. WALLACE,** dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **DEIRDRE STECKER** c/o David R. Bane, Esquire, Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

Attorney: **DAVID R. BANE**, Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

**WALSH, CHRISTINE a/k/a CHRISTINE McNAMEE,** dec'd.

Late of Bedminster, Bucks County, PA.

Executrices: **KATHY DEARBORN**, P.O. Box 145, Bedminster, PA 18910 and **JUNE MATTHEWS**, 216 Chandler Way, Perkasio, PA 18944.

**WILLIAMS, ELAINE M.,** dec'd.

Late of Quakertown, Richland Township, Bucks County, PA.

Executrix: **ROXANN L. BRYAN**, 3504 Willow Run Rd., Kempton, PA 19529.

*Second Publication***ANDREWS, LAURA A.**, dec'd.

Late of Telford Borough, Bucks County, PA.

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

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

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

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

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

Attorney: **JAMES W. PEARSON, JR.**, 230 South Broad Street, Suite 900, Philadelphia, PA 19102.

**COSLEN, SYLVIA F.**, dec'd.

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

Executor: **ELLIOTT FINEMAN**, 93 Rittenhouse Circle, Newtown, PA 18940.

Attorney: **RICHARD J. EMBERY**, Embery, Outterson & Fuges, 300 Huntingdon Pike, Rockledge, PA 19046.

**FITZPATRICK, LAWRENCE EUGENE**, dec'd.

Late of Quakertown, Bucks County, PA.

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

**GLASSON, SARAH LOUISE**, dec'd.

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

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

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

**HANEY, CATHERINE A.**, dec'd.

Late of Warminster, Bucks County, PA.

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

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

Late of Bristol, Bucks County, PA.

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

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

Late of Solebury Township, Bucks County, PA.

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

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

**MALONE, HELEN B.**, dec'd.

Late of Warminster Township, Bucks County, PA.

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

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

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

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

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

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

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

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

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

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

**MOSS, ELIZABETH TRACY**, dec'd.

Late of Solebury, Bucks County, PA.

Administrator: **PHILIP MOSS**, 7 Plumridge Dr., Doylestown, PA 18902.

**NEBIOLO, GENEVIEVE C.**, dec'd.

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

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

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

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

Late of Bristol, Bucks County, PA.

Executrix: **LINDA S. ELMER** c/o John J. Cook, Jr., Esquire, Jackson, Cook, Caracappa & Scott, 312 Oxford Valley Road, Fairless Hills, PA 19030.

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

**RATZELL, EVELYN A.**, dec'd.

Late of Telford, Bucks County, PA.

Executrix: **KAREN A. WEIKEL**, 15 Farmers Lane, Sellersville, PA 18960.

**RIFFERT, IRENE S.**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **EVA VIZSOLYI** c/o Lee D. Rockafellow, Esquire, 952 Trenton Road, Fairless Hills, PA 19030.

Attorney: **LEE D. ROCKAFELLOW**.

**SANDNER, JOHN BAPTIST, JR.**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **REID SANDNER**, 1727 Woodland Rd., Abington, PA 19001.

**WALSH, DOLORES M.**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **WILLIAM M. MALKUS**, 2865 Mechanicsville Rd., Bensalem, PA 19020-2654.

**WEIDEMOYER, BEULAH R.** a/k/a **BEULAH WEIDEMOYER**, dec'd.

Late of Milford Township, Bucks County, PA.

Executor: **KENNETH WEIDEMOYER** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944.

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

*Third and Final Publication*

**ADIS, CARL**, dec'd.

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

Executor: **MATTHEW ADIS** c/o Linda M. McDonough, Esquire, P.O. Box 694, Doylestown, PA 18901.

Attorney: **LINDA M. McDONOUGH**, P.O. Box 694, Doylestown, PA 18901.

**BECKETT, ALPHONSUS W., JR.**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Administratrix: **MARY E. BECKETT** c/o Bowen & Burns, 530 Street Road, P.O. Box 572, Southampton, PA 18966.

Attorney: **GERALD L. BOWEN, JR.**, Bowen & Burns, 530 Street Road, P.O. Box 572, Southampton, PA 18966.

**BORGER, ESTHER**, dec'd.

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

Executor: **WILLIAM JOHN BORGER**, 1608 Hatboro Road, Ivyland, PA 18974.

**CANCELLIERE, JEANNE V.** a/k/a **JEANNE M. CANCELLIERE**, dec'd.

Late of Bethlehem Township, Bucks County, PA.

Co-Executors: **JOHN M. CANCELLIERE**, 539 Nolf Road, Nazareth, PA 18064 and **MARY F. CANCELLIERE**, 301 Sleepy Hollow Road, Bath, PA 18014.

Attorney: **EDWARD H. BUTZ**.

**CARROLL, ADELE**, dec'd.

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

Executor: **NED F. CARROLL** c/o Charles Bender, Esquire, 2700 Kelly Road, Suite 300, Warrington, PA 18976-3624.

Attorney: **CHARLES BENDER**, Fox Rothschild LLP, 2700 Kelly Road, Suite 300, Warrington, PA 18976-3624.

**CINKUTIS, JOSEPH C., JR.** a/k/a **JOSEPH CINKUTIS, JR.**, dec'd.

Late of Middletown Twp., Bucks County, PA.

Executrix: **CHERYL SINKWAY**, 714 Longview Ave., Langhorne, PA 19047.

**CONNOR, MARGARET C.**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **LISA KOLB**, 6183 Craig Ave., Bensalem, PA 19020.

**COSTA, LA DONNA SUE** a/k/a **SUE COSTA**, dec'd.

Late of Morrisville Borough, Bucks County, PA.

Executrix: **ANNETTE R. COSTA**, 914 Center Ave., Bristol, PA 19007.

**DAVIS, JENNIE M.**, dec'd.

Late of Plumsteadville Township, Bucks County, PA.

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

**DUNCAN, MARY**, dec'd.

Late of Telford, Bucks County, PA.

- Executrix: **DONA L. KREISCHER**, 1225 Pebble Hill Rd., Doylestown, PA 18901.
- FAIRBAIRN, JOAN C.**, dec'd.  
Late of Lower Makefield Township, Bucks County, PA.  
Executrix: **CYNTHIA ANN SIMPSON**, 26 Northrup Ct., Newtown, PA 18940.
- FAWLEY, J. RUSSELL, JR.**, dec'd.  
Late of Doylestown Township, Bucks County, PA.  
Executor: **PNC BANK, NATIONAL ASSOCIATION** c/o Brian R. Price & Associates, Pinehill Professional Center, 140 East Butler Avenue, Chalfont, PA 18914.  
Attorney: **BRIAN R. PRICE**, Brian R. Price & Associates, Pinehill Professional Center, 140 East Butler Avenue, Chalfont, PA 18914.
- FINK, GLORIA**, dec'd.  
Late of Bristol Township, Bucks County, PA.  
Executrix: **LORI SABATINI**, 800 Point St., Bristol, PA 19007.
- HANRATTY, KEVIN B.**, dec'd.  
Late of 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.
- PIROLLI, ROBERT C.**, dec'd.  
Late of Upper Southampton Township, Bucks County, PA.  
Executrix: **CONSTANCE PIROLLI**, 2500 Knights Road, Apt. #133-04, Bensalem, PA 19020.  
Attorney: **STEVEN H. BRUSH**, Connors and Brush, 606 Lakeside Park, Southampton, PA 18966.
- ROMAN, FRANCIS A., JR.** a/k/a **FRANCIS A. ROMAN**, dec'd.  
Late of 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, Perkasio, PA 18944-0215.

Attorney: **DIANNE C. MAGEE**, Grim Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasio, 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.

**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:

**Bux-Mont Mobile Auto Detailing** with its principal place of business 44 W. Hillcrest Ave., Chalfont, PA 18914.

The name of the individual owning or interested in said business is Cory J. Caraballo.

The certificate will be filed on or after December 12, 2014.

Feb. 5

**Richard T. Barrett Paving Co Inc** with its principal place of business 400 Prospect St., Trenton, NJ 08618.

The name and address of the individual owning or interested in said business is Eileen Barrett, 400 Prospect St., Trenton, NJ 08618.

The certificate will be filed on or after January 1, 2015.

Feb. 5

**Miscellaneous**

IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
No. 2014-07749

**JAMES J. DEVLIN and ALICE U. DEVLIN H/W**

vs.

**APPLIED MORTGAGE, INC.**

NATURE OF THE ACTION:  
COMPLAINT TO COMPEL  
SATISFACTION OF MORTGAGE  
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 PAPER TO YOUR LAWYER AT ONCE. IF YOU

DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD 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.

BUCKS COUNTY BAR ASSOCIATION  
135 East State Street  
P.O. Box 300  
Doylestown, PA 18901  
(215) 348-9413 or 1-800-273-2929

**Scot W. Semisch**, Esquire

Attorney I.D. #48246  
Semisch and Semisch  
Attorneys for Plaintiffs  
408 N. Easton Road  
P.O. Box 306  
Willow Grove, PA 19090-0306  
(215) 659-7680

Feb. 5

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
BUCKS COUNTY COURT  
OF COMMON PLEAS  
Number: 2014-06924

**OneWest Bank N.A.**, Plaintiff

v.

**Elizabeth A. Mahler, Known Surviving Heir of Betty Ann Mahler, Deceased Mortgagor and Real Owner, Robert Allen Mahler, Jr., Known Surviving Heir of Betty Ann Mahler, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Betty Ann Mahler, Deceased Mortgagor and Real Owner**, Defendants

**TO: Unknown Surviving Heirs of Betty Ann Mahler, Deceased Mortgagor and Real Owner**

Premises subject to foreclosure:  
4382 Point Pleasant Pike, Doylestown,  
Pennsylvania 18902.

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.

Lawyer Referral Service  
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135 E. State Street  
P.O. Box 300  
Doylestown, PA 18901  
(888) 991-9922

**McCabe, Weisberg & Conway, P.C.**

Attorneys for Plaintiff  
123 S. Broad St.  
Ste. 1400  
Philadelphia, PA 19109  
(215) 790-1010

Feb. 5

NOTICE

Pursuant to the Real Estate Tax Sale, Act of 1947, P.L. 1368 No. 542, Section 607, as amended, **all properties sold for delinquent real estate taxes at the Bucks County Tax Claim Bureau sale**, held on September 16, 2014, November 12, 2014 and December 9, 2014 have been presented by Consolidated Return and Decree Nisi of the Tax Claim Bureau to the Court of Common Pleas of Bucks County No. **2014-06427** signed by the Honorable Albert John Cepparulo on January 15, 2015. All objections and exceptions, thereto, may be filed by any owner or lien creditor within thirty (30) days after the aforesaid date of the Consolidated Return and Decree Nisi, otherwise, the Consolidated Return and Decree Nisi will be confirmed absolute.

Feb. 5

LEGAL NOTICE

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

NOTICE IS HEREBY GIVEN THAT on March 11, 2015 at 9:30 a.m. in Courtroom 330 in the Bucks County Courthouse, Doylestown, PA, the defendant, Tom Tom, Inc. d/b/a Shenanigan's Irish Pub will move

for dismissal of the Complaint you filed against them due to your failure to attend an Independent Medical Examination. Failure to appear will result in the dismissal of your Complaint.

Jan. 29; Feb. 5

### Trust Notice

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

#### *First Publication*

#### REVOCABLE LIVING TRUST OF **VERNA M. DIEHL**

**VERNA M. DIEHL**, deceased.

Late of Bensalem Township, Bucks County, PA.

Trustee: **ROSEANNE FRANKENBURG**  
c/o Don F. Marshall, Esquire, Stuckert  
and Yates, P.O. Box 70, Newtown, PA  
18940.

Attorney: **DON F. MARSHALL**,  
Stuckert and Yates, P.O. Box 70,  
Newtown, PA 18940.

#### *Second Publication*

#### DECLARATION OF TRUST OF **COOPER PENTA**, A MINOR.

**COOPER A. PENTA**, deceased.

Late of Chalfont Borough, Bucks County, PA.

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

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

#### *Third and Final Publication*

#### IRREVOCABLE TRUST OF **DOLORES COLAFRANCESCO**

**DOLORES COLAFRANCESCO**,  
Deceased

Late of Lower Southampton Township,  
Bucks County, PA.

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

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

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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, February 9, 2015**

**ANTHEIL MASLOW & MACMINN, LLP**

ATTORNEYS & COUNSELORS

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



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

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