



Bucks County Law Reporter

The Official Legal Periodical for Bucks County

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Vol. 88

Doylestown, Pa., March 5, 2015

No. 10

CASES REPORTED

In re: Condemnation of a Permanent Easement Right-Of-Way, Temporary Construction Easement and Sight Line Easement over Lands Now or Late of Neil B. Sagot et al. – *Eminent domain – Preliminary objections to declaration of taking – Held, preliminary objections overruled*..... 105

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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**NEW MEMBERS**

The following have applied for membership to the Bucks County Bar Association.

Regular Members: *Deborah Bailey*, Law Office of Kenneth O'Neill; *Megan P. Costello*, The Ferrara Law Firm, LLC; *Jennifer L. Gelet*; *James J. Pepper*, The Pepper Law Firm, LLC; *Joseph M. Ramagli*, Jackson, Cook, Caracappa & Scott; *Daniel Schatz*, Law Office of Daniel Schatz, LLC

Associate Members: *Michael J. Brooks, Jr.*; *Jay Howard Ginsburg*, Jay H. Ginsburg, P.C.

County/State/Legal Aid Employees: *Mark David Eastburn*; *Jennifer Pierce*, Legal Aid of Southeastern PA

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

Mar. 5

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Call Samuel C. Totaro, Jr. for detailed information regarding how Curtin & Heefner can help you negotiate life's travails and assist with resolving your family's legal challenges.

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Where? The Bucks County Bar Association

When? April 22, 2015

Time	Topic	Presenter
9:00 a.m. – 10:00 a.m.	Avoiding Legal Malpractice	Nicole Antos, Esquire PBA
10:00 a.m. – 10:15 a.m.	Break/Registration	
10:15 a.m. – 11:15 a.m.	Defending Environmental Enforcement Actions	Glenn A. Parno, Esquire Capozzi Adler, Attorneys at Law
11:15 a.m. – 11:30 a.m.	Break/Registration	
11:30 a.m. – 12:30 p.m.	Strategic Planning	Ellen Freedman, CLM Pennsylvania Bar Association
12:30 p.m. – 1:00 p.m.	Lunch/Registration	
1:00 p.m. – 2:30 p.m.	Time Management for Solo and Small Firm Attorneys	Ellen Freedman, CLM Pennsylvania Bar Association
2:30 p.m. – 2:45 p.m.	Break/Registration	
2:45 p.m. – 4:15 p.m.	Getting Paid Combo-Basic and Advanced Concepts	Ellen Freedman, CLM Pennsylvania Bar Association

Course Descriptions:

Avoiding Legal Malpractice- 1.0 eth.

In this intermediate level seminar you will learn how to avoid malpractice suits and in addition to earning 1.0 ethics credits, you may also earn a 5% discount on your malpractice insurance! "To qualify for the 5% discount, you must meet the following criteria: 1) a one – three person firm must have at least one attorney attend; 2) a four or more person firm requires half of the practicing attorneys to attend, or a minimum of one-quarter if at least one of the attendees is a partner. This discount is not available to insured's under the Corporate Attorney Policy Form. The discount will be applied only to the policy renewal which is next processed following this program. Existing policies of renewal quotations cannot be "re-issued." The discount does not apply to part time policies. **Attendees must be on time and stay for the entire program in order to get full credit and the insurance discount.**

Defending Environmental Enforcement Actions- 1.0 sub.

A discussion of strategies and practice tips for representing clients faced with civil or criminal environmental enforcement actions. Topics include role of the state and federal government in environmental enforcement; examination of the civil and criminal environmental enforcement process; overview of state and federal enforcement statutes; Identifying current trends in environmental enforcement; Case studies of several recent major civil and criminal enforcement actions (Chevron gas well pad fire, Exxon Mobil Marcellus Shale frack water spill, Norfolk Southern tank car derailment and spill); Discussion of recent changes in the Pennsylvania Oil & Gas Act (Act 13) and DEP's updated 2014 Enforcement & Compliance Policy; Strategies for avoiding and defending a civil or criminal enforcement actions; Practice tips for handling a case before the Environmental Hearing Board (EHB); and Practice tips for representing a client before a federal or state Grand Jury.

Strategic Planning- 1.0 eth.

Developing a successful methodology for analyzing and implementing change at the firm.

Time Management for Solo and Small Firm Attorneys – 1.5 eth.

This face paced session will provide solid tips, tools, and tricks for taming information overload, managing projects, maintaining effective communications with clients and staff, and working smarter instead of harder.

Getting Paid Combo- Basic and Advanced Concepts – 1.5 eth.

How do you ensure you will get paid for the work you do? Unfortunately, there is no single magic secret to share as to why some firms get paid and others don't. Rather, there is a proven methodology you can and should follow. This course will take you through the series of essential steps which are guaranteed to reduce your receivables and improve your cash flow. Covered Topics include the emotional issues connected to managing receivables for both attorneys and clients; performing credit checks; engagement agreements; timing issues billing follow-up; communications; and when to put the pen down. This course additionally includes details on how to create an automated receivable follow-up program; taking credit cards; liens on files; reporting non-paying clients to credit bureaus; and pros and cons of bringing suit to collect fees. [Note: this course is also suitable for bookkeepers or other key office personnel who are involved in the receivable management process.

CLE Course Registration Information

Attorney ID # _____

Last Name (please print or type)

First Name

M.I.

Street Address/P.O. Box

City

Zip Code

State

Daytime Phone #

Fax #

Please check the course(s) that you plan to attend:

_____ # 305 Avoiding Legal Malpractice

_____ BCBA Member (\$30) _____ Non-Member (\$45) _____ Non-Attorney (\$15)

_____ # 306 Defending Environmental Enforcement Actions

_____ BCBA Member (\$30) _____ Non-Member (\$45) _____ Non-Attorney (\$15)

_____ # 307 Strategic planning

_____ BCBA Member (\$30) _____ Non-Member (\$45) _____ Non-Attorney (\$15)

_____ # 308 Time Management for Solo and Small Firm Attorneys

_____ BCBA Member (\$45) _____ Non-Member (\$70) _____ Non-Attorney (\$30)

_____ # 309 Getting Paid Combo- Basic and Advanced Concepts

_____ BCBA Member (\$45) _____ Non-Member (\$70) _____ Non-Attorney (\$30)

**On-site registration for all courses when seating is available; food and materials not guaranteed.
Registration begins ¼ -hour prior to listed course time.**

Amount Enclosed: \$ _____ Check #: _____

Dietary/Accessibility Needs? If so, please explain: _____*Refund Policy:* When a cancellation is necessary, please contact the BCBA at least 3 days prior to the course date for a full refund.*Course Cancellation:* Due to circumstances beyond our control, such as low enrollment or speaker cancellation, the BCBA reserves the right to cancel a scheduled course with a full refund to registrants. In the event that a cancellation is necessary, you will be notified as soon as the decision has been made.*On-Site Registration:* When seating is available, you may register for a course as a walk-in. Food and materials are not guaranteed for those who register within 24 hours of a program. **Pre-registration is encouraged and appreciated.***Questions?* Please call our MCLE Coordinator at 215-348-9413 x110."These CLE programs have been approved by the PA CLE Board for the amount of credit hours listed for each individual course in the substantive law practice and procedure area as well as ethics."

Mar. 5—Apr. 16

Be sure to join us for CLE # 314 at the Bucks County Bar Association...

Conversation with the Honorable Robert J. Mellon

Come Learn and Eat

Wednesday, March 11, 2015

Course 8:30 a.m. – 9:30 a.m.

Location: Bucks County Bar Association Building

1.0 Substantive Credit

Presenter:

Judge Robert J. Mellon

Bucks County Court of Common Pleas

Join us for this Intermediate seminar where Judge Mellon will take comments, suggestions and complaints about the Court Operations. Anything to improve the public and Attorney's experience. Come talk to Judge Mellon.

Sponsored By the Civil Litigation Section

CLE #314

Name _____ Attorney ID _____

Address _____

Phone # _____ Fax # _____

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

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Questions? Call Michelle at 215-348-9413 x110

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Mar. 5

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

Microsoft Excel for Family Lawyers

Come Learn and Eat

Tuesday, March 17, 2015

Course 12:30 p.m. – 1:30 p.m.

Location: Bucks County Bar Association Building

1.0 Substantive Credit

Presenters:

Hillary J. Moonay, Esquire

Williams Family Law, P.C.

Gregory Cowhey, ASA

Financial Forensics & Valuation Services

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

Sponsored By the Family Law Section

CLE #302

Name _____ Attorney ID _____

Address _____

Phone # _____ Fax # _____

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

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

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Feb. 12—Mar. 12

Be sure to join us for CLE # 310 at the Bucks County Bar Association...

Magisterial District Judge Roundtable

Come Learn and Eat

Tuesday, March 24, 2015

Course 1:45 p.m. – 3:45 p.m.

Location: Bucks County Bar Association Building

1.0 Substantive Credit/1.0 Ethics Credit

Presenters:

Bucks County

Magisterial District Judge Panel

A chance to discuss substantive and ethical issues with several of Bucks County’s Magisterial District Judges. The discussion will include arraignments, preliminary hearings, civil cases (including landlord-tenant issues and credit card cases), traffic, settlements, scheduling and continuances and court procedures and decorum. This should be an invaluable learning experience for any attorney who regularly practices (or may practice) in our District Courts.

CLE #310

Name _____ **Attorney ID** _____

Address _____

Phone # _____ **Fax #** _____

CLE Fee: _____ \$60 BCBA Members _____ \$90 Non-Members _____ \$ 15 Non-Attorney

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Mar. 5, 12, 19

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

New Development in PI Law

Come Learn and Eat

Wednesday, April 8, 2015

Course 8:30 a.m. – 9:30 a.m.

Location: Bucks County Bar Association Building

1.0 Substantive Credit

Presenter:

Mark K. Altemose, Esquire

Cohen, Feeley, Altemose & Rambo

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

Sponsored By the Civil Litigation Section

CLE #303

Name _____ Attorney ID _____

Address _____

Phone # _____ Fax # _____

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

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

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Feb. 12—Apr. 2

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

My Partner is Stealing- What Now?

Come Learn and Eat

Wednesday, May 13, 2015

Course 8:30 a.m. – 9:30 a.m.

Location: Bucks County Bar Association Building

1.0 Substantive Credit

Presenters:

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

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

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

Sponsored By the Civil Litigation Section

CLE #304

Name _____ Attorney ID _____

Address _____

Phone # _____ Fax # _____

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

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

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Questions? Call Michelle at 215-348-9413 x110

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Feb. 12—May 7

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

Eliminate the ‘He Said/She Said’

Come Learn and Eat

Wednesday, May 20, 2015

(Please note change in day due to Election Day)

Course 12:30 p.m. – 1:30 p.m.

Location: Bucks County Bar Association Building

1.0 Substantive Credit

Presenters:

Matt Havrevold

Katrina Volker

The Our Family Wizard Website

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

Sponsored By the Family Law Section

CLE #312

Name _____ Attorney ID _____

Address _____

Phone # _____ Fax # _____

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

Lunch is being sponsored by the presenters

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

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Questions? Call Michelle at 215-348-9413 x110

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

Feb. 12—May 14



Effective Valentine's Day, 2015, Woosley Naragon LLC has relocated to larger offices, near the Justice Center, to better serve ourselves, our clients and our community. Please note our contact information @ WoosleyNaragon.com

Mar. 5, 12



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MIDDLE ROW, LEFT TO RIGHT – Dena Lyons, Gadsden Schneider & Woodward LLP; Janet Molloy, Sweet Stevens Katz & Williams LLP; Carmela Ginsberg, Berger & Montague, PC; Joan Wean, Hamburg Rubin, Mullin Maxwell & Lupin; Linda Andrews, Lentz Cantor & Massey Ltd.; Ellen Freedman, PA Bar Association; Suzanne Cressman, Rubin Glickman Steinberg & Gifford PC.

BACK ROW, LEFT TO RIGHT – Amy Coral, Pepper Hamilton LLP; Brendan Devlin, Howson & Howson LLP; Gilbert J. Marquez, Feldman Shepherd; Jeff Poppel, Kessler Topaz Meltzer & Check LLP; Marian Law Burns, Friedman Schuman PC; Katelyn Johnson, Nelson Brown & Co.

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A Chapter of the Association of Legal Administrators

For membership and meeting information, view www.ALA-Independence.org or contact Membership Chair Joan Wean at 215-661-0400 or via email at jwean@hrmml.com

**In re: Condemnation of a Permanent Easement
Right-Of-Way, Temporary Construction
Easement and Sight Line Easement over
Lands Now or Late of Neil B. Sagot et al.**

Property owners filed Preliminary Objections to Bensalem Township's Declaration of Taking of several parcels of land for the purpose of installing sidewalks and related improvements. The Court overruled the Preliminary Objections and held that the condemnation served a recognized public need and public purpose.

Eminent domain – Preliminary objections to declaration of taking – Held, preliminary objections overruled.

1. A taking of private property will be seen as having a public purpose only where the public will be the primary and paramount beneficiary of its exercise.

2. A taking by eminent domain does not lose its public character merely because there may exist some feature of private gain.

3. Under the sidewalks exception to governmental immunity, 42 Pa. C.S. 8542 (7), when a local agency is liable for damages by reason of its power to require installation and repair of sidewalks under the care, custody and control of other persons, the local agency shall be secondarily liable and such other persons shall be primarily liable.

C.P. Bucks County, Civil Division, No. 2013-01394. Preliminary Objections. In re: Condemnation of a Permanent Easement Right-Of-Way, Temporary Construction Easement and Sight-Line Easement over Lands Now or Late of Neil B. Sagot et al.

Michael L. Barbiero, for Condemnor

Stephen B. Harris, Harris & Harris, for Condemnees

WAITE, J., December 19, 2014.

DECISION and ORDER

This matter comes before the Court in respect to Bensalem Township's (the "Township") enactment of a resolution authorizing the condemnation of permanent rights-of-way; sight line easements and temporary construction easements burdening several parcels of land in the area of Byberry and Mechanicsville Roads for the purpose of installing sidewalks and related improvements. Bensalem is a township of the second class possessing the authority to condemn private property for appropriate public uses. Pursuant thereto, the Township passed and duly enacted Resolution 2012-17 and also authorized the execution of an agreement with Parx Casino ("Parx") which is located in the general vicinity to underwrite much or all of the costs of the process, procedure and installation of the improvements. Many of the patrons of Parx are likely to utilize the sidewalks to gain access to the Casino and most of the residents in the general vicinity are also likely to utilize those sidewalks for general, non-casino related pedestrian activities.

Preliminary Objections were filed by the property owners listed above (the “Owners”) who contend that the Township failed to comply with certain procedural requirements and most importantly the Owners contend that the condemnations were unlawful for the reason that the primary beneficiary of the condemnation was a single private entity.

Our review of a municipality’s decision to condemn property and our review of the extent of the municipality’s taking is limited in view of the strong presumption that the municipality has acted lawfully and the burden is heavy upon one attempting to demonstrate an abuse of discretion. *Pidstawski v. South Whitehall Township*, 33 Pa.Commonwealth Ct. 162, 380 A.2d 1322 (1977). However, a municipality’s decision to condemn may be invalidated where fraud, bad faith or abuse of discretion is shown. We conclude that the Township acted in full accordance with law and appropriate regulations when it exercised its power of eminent domain in this instance.

We have reviewed the record and the proposed findings of facts and based thereon enter the following findings:

1. The Condemnor is the Township of Bensalem, Bucks County, Pennsylvania, a duly organized township of the second class, having its principal office at 2400 Byberry Road, Bensalem, Pennsylvania 19020.
2. The Condemnees are the owners of Tax Map Parcel Numbers 02-037-065; 02-037-066; 02-037-064; and 02-037-085-001.
3. On or about February 27, 2013, Condemnor, Township of Bensalem, filed Declarations of Taking with respect to a permanent right-of-way, temporary construction easement and sight line easement over lands now or late of Chester Miscerewicz and Lisa Miscerewicz, Tax Map Parcel No. 02-037-065; over lands now or late of Neil B. Sagot and Eric Sagot, Tax Map Parcel No. 02-037-066; over lands now or late of Andrew R. Krassen, Tax Map Parcel No. 02-037-064; and over lands now or late of Francis P. Mooney and Rita Mooney, Tax Map Parcel No. 02-037-085-001.
4. On or about November 7, 2013, the Honorable Alan M. Rubenstein entered an Order which consolidated the Sagot, Miscerewicz and Mooney litigation with the Krassen litigation under docket number 2013-01394.
5. The taking was authorized by Resolution 2012-17 of the Bensalem Township Council, which was adopted at a regularly scheduled meeting on December 17, 2012.
6. The title sought to be acquired from Condemnee Miscerewicz is a permanent right-of-way consisting of 1,710 square feet, more or less, a temporary construction easement consisting of 289 square feet, more or less and a sight line easement consisting of 35 square feet, more or less.
7. The title sought to be acquired from Condemnee Mooney is a permanent right-of-way consisting of 3,646 square feet, more or less.
8. The title sought to be acquired from Condemnee Krassen is a permanent right-of-way consisting of 2,956 square feet, more or less, and a temporary construction easement consisting of 100 square feet, more or less.

9. The title sought to be acquired from Condemnee Sagot is a permanent right-of-way consisting of 1,781 square feet, more or less, a temporary construction easement consisting of 80 square feet, more or less and a sight line easement consisting of 693 square feet, more or less.
10. The Declarations of Taking indicated that the purpose of the condemnation was “for the installation and construction of sidewalk and other public improvements within the Township’s territorial boundaries.”
11. The properties owned by Condemnees Sagot, Krassen and Miscerewicz are all adjoining properties located on a one-tenth of a mile stretch of Mechanicsville Road between Byberry Road and a strip mall in which a Giant Food Store and eight other businesses are located.
12. The property owned by Condemnee Mooney is located on Byberry Road and is less than two-tenths of a mile around the corner from the other three Condemnees.
13. On or about April 2, 2013, the Condemnees filed Preliminary Objections to the Township’s Declaration of taking.
14. All of the Condemnees’ properties are a part of a larger project with a goal of connecting a continuous line of sidewalks to Street Road. The sidewalks will be constructed and installed on a busy public thoroughfare in a densely populated area. There are other single family homes lining both roads at the intersection of Byberry Road and Mechanicsville Road. In addition, The Villas at Regent’s Glen, a 55+ residential community, is located across Byberry Road from another property that is the subject of a separate but related condemnation proceeding. Parx Casino is located on the northeastern corner of Mechanicsville and Byberry Roads. The subject properties are in close proximity to a strip mall and related businesses.
15. The Condemnees’ Preliminary Objections averred, *inter alia*, that the Township cited the wrong statute in its Declaration; did not receive approval from the Pennsylvania Department of Transportation; the taking was not for public use; and the taking was excessive.
16. On or about September 30, 2013, the Township filed an Answer to the Preliminary Objections and Petitions to Amend its Declarations of Taking. The Petitions to Amend Declarations of Taking citing a clerical error in which the Township incorrectly cited the wrong statute in its original Declaration of Taking.
17. On or about December 5, 2013, an Order was entered which allowed the Township to amend its Declarations of Taking. The amended Declarations were filed on or about December 24, 2013.
18. By agreement, the parties narrowed the issues raised in the preliminary objections with COUNTS I, II, III, IV, V, of the Preliminary Objections now being moot, leaving only COUNTS VI, VII, VIII as follows:
 - a. Whether the Township was required to obtain approval from the Pennsylvania Department of Transportation prior to condemning the subject properties,

- b. Whether the taking was sufficient and for public purpose, and
 - c. Whether the taking was excessive.
19. The Township did receive the necessary permits in that a draft Highway Permit was received from the Department of Transportation on August 16, 2012. Additionally, the Bensalem Racing Assoc. Inc. & Keystone Turf Club, Inc. also obtained a draft permit from the Department of Transportation.
 20. The draft permits indicate that the Pennsylvania Department of Transportation will *not* issue a final approval unless and until the Township successfully condemns the property.
 21. The Township has provided sufficient documentation with respect to the Condemnees' Preliminary Objection that the Township did not receive prior approval from the Pennsylvania Department of Transportation, and that this Preliminary Objection has been withdrawn.
 22. Oct. 22, 2014 Deposition of Condemnee, Paul Mooney, p. 13, L. 5-8 and p. 14, L. 2-4 (Condemnee Mooney testimony that people recklessly speed on the streets where sidewalks are planned, and Condemnee confirmed it is presently "very dangerous" for pedestrians). Exhibit K.
 23. Once completed, the sidewalks connect, pick up and will continue from Byberry Road onto Mechanicsville Road providing an uninterrupted safe path all the way to Street Road where the grocery store, etc., is located. See Exhibit J, Sagot, p. 61, L.23 - p.65, L.2. (Condemnee admitting that sidewalks will be connected).
 24. October 22, 2014 Deposition of Condemnee, Neil Sagot p. 65, L. 4 - p. 66, L. 9 (confirming while looking at deposition exhibit S-30 that pedestrians must walk on the highway and it is not currently safe for pedestrians). Exhibit J.
 25. Deposition of Condemnee, Neil Sagot confirms May 1, 2012 letter to Township outlined true reasons for objections as follows: responsibility for shoveling snow; responsibility for cutting thin line of grass and responsibility for pedestrians falling on ice. Exhibit J, p. 55, L.21 -p. 56, L. 23.
 26. Township rationale for sidewalks is expressly for the enhancement of pedestrian safety which is in the interest of the general public. See Exhibit J, p. 58, L.18 - 22 (referencing deposition exhibit S-2, letter from Township staff to Condemnee Sagot).

DISCUSSION

Public versus Private Use

Private property can be condemned by a municipality but only if the condemnation is primarily for a public use, and the Township cannot confiscate private property even if appropriate payment of just compensation is made where the ultimate intended use is exquisitely private. Furthermore, it is clear that a taking will be seen as having a public purpose only where the public is to be the primary and

paramount beneficiary of its exercise. *Reading Area Water Authority v. Schuylkill River Greenway Assoc.* 100 A3d 572 (Pa 2014); *Philadelphia Clay Co. v. York Clay Co.*, 88 A. 487 (Pa., 1913); *In re Forrester*, 836 A.2d 102 (Pa., 2003). However, a taking by eminent domain does not lose its public character merely because there may exist some feature of private gain. If public good is enhanced, it is immaterial that a private interest also may be benefited. *Borough of Big Run v. Shaw*, 330 A.2d 315 (Pa.Cmwlth.App.,1975). As a general rule, it rests in the wisdom of the legislating body to determine what in point of fact is a public use. It also rests in the wisdom of the legislating body to determine what in point of fact is the necessity of taking private property for that designated public purpose. To justify the exercise of this right, it must primarily be for the use of the public which, of necessity and as a threshold matter, is best determined by the legislating body. That power is, of course, subject to review by the courts. Where it clearly appears that the right of eminent domain is abused either by design or by hasty and improvident legislation, then the courts must curtail its exercise. It is not the function of the court to utilize its review as a snare to disrupt the legislative function due to the absence of a word here or there as the substantial and fundamental meaning of the supporting documentation should determine whether the primary purpose of the taking is for the public good rather than to primarily benefit private interests. The Owners point to the absence of the word “public” in the implementing Resolution to buttress their contention that the taking is not for the purpose of promoting public interests. The absence of the word “public” in the Resolution is simply not controlling just as clearly as the presence of the word “public” cannot supplant and direct the substance and fundamental purpose of the taking. In this case and pursuant to appropriate advocacy, the Owners merely point to the terminology as symbolic of their more substantial argument. Obviously, the legitimacy of the taking must devolve upon the actual usage and not upon descriptive language in the Resolution. *Belovsky v. Redevelopment Authority*. 357 Pa. 329, 54 A.2d 277, 283 (1947).

We are satisfied from the record that this taking addresses a fundamental public purpose of protecting the health, safety and welfare of the public. Sidewalks along what can legitimately be described as a moderately high speed and heavily travelled thoroughfare where significant pedestrian traffic obtains clearly serves a recognized public need and public purpose. The record is clear that the roadways in question are not equipped with shoulders or otherwise provide for safe pedestrian traffic. There was significant petitioning done by residents in the surrounding area requesting that sidewalks be installed for the safety of pedestrian traffic. Sidewalks also provide enhanced safety for public access in the surrounding public areas before entering the Casino property.

Excessiveness of Taking

The Owners assert that the taking is excessive primarily because there is no need to install sidewalks in the first instance. The assertion is, of course, circular and

ignores the legislative prerogative and implicit presumptions. The determination of the need to take certain property for a particular public purpose is within the discretion of the taking authority except for inapplicable restrictions as we alluded to above. *Schenck v. City of Pittsburgh*, 364 Pa. 31, 70 A.2d 612 (1950). The issue of necessity is not a matter for judicial consideration unless the taking is demonstrably more than is necessary to install the sidewalks. The average of ten feet that is being taken for the installation of the hardscape cannot reasonably be ascribed as excessive. But for the Owners' assertions that there is no need for sidewalks, there is nothing to suggest capriciousness or fraud. Petitions were presented to the Township by approximately 100 residents requesting the placement of sidewalks in the area for reasons of safety and convenience. The Township's response to those requests can hardly be described as fraudulent or capricious.

The further argument that the sidewalks in front of the Owners' properties may not currently tie in to abutting sidewalks is a similarly "bootstrap" argument. Future connections can follow and the present need cannot be denied because future installations have not occurred simultaneously. *Vecchione v. Cheltenham Tp.*, 13 Pa. Commw. 260, 320 A.2d 853 (1974). There can be little question that the Township can condemn in reliance on future needs so long as the need is patent and not simply a matter of nascent speculation.

Commonwealth Ownership

Owners assert that the Commonwealth may not take ownership of the sidewalks and that they as owners may be saddled with the anomalous situation where they are to be responsible for property for which no entity accepts ownership or that they would no longer own. A cursory review of the language in the Resolution makes plain that neither the Township nor the Commonwealth are intended to take fee ownership of the sidewalks and curtilage. Instead, the taking is a permanent easement for the placement of the sidewalks. There is nothing that prevents the municipality from imposing primary or secondary responsibility for maintenance on abutting property owners.

In so far as immunity is available to the municipality, the governmental limitations are specific that the Commonwealth by statute has carved out the circumstances under which the local agency may be held liable:

42 Pa. C.S. Section 8542 Exceptions to Governmental Immunity.

....

(b) Acts which may impose liability. - The following acts by a local agency or any of its employees may result in the imposition of liability on a local agency:

....

(7) Sidewalks. - A dangerous condition of sidewalks within the rights-of-way of streets owned by the local agency, except that the claimant to recover must

establish that the dangerous condition created a reasonably foreseeable risk of the kind of injury which was incurred and that the local agency had actual notice or could reasonably be charged with notice under the circumstances of the dangerous condition at a sufficient time prior to the event to have taken measures to protect against the dangerous condition. When a local agency is liable for damages under this paragraph by reason of its power and authority to require installation and repair of sidewalks under the care, custody and control of other persons, the local agency shall be secondarily liable only and such other persons shall be primarily liable

Owners suggest that it is at least unreasonable for the Township to condemn property where it creates an obligation on the abutting property owner of maintenance severed from ownership interests. We have already briefly discussed the ownership issue and that argument is insubstantial. In so far as liability is concerned, the question may be framed as to whether or not a sidewalk adjacent to a state dedicated roadway falls within the immunity exception for governmental exposure to liability while at the same time imposing liability on the property owner. While the Commonwealth may be held for maintenance responsibilities for state highways, relying on language in *Walker v. Eleby*, 577 Pa. 104, 842 A.2d 389 (2004), under the **sidewalk** exception to immunity set forth in 42 Pa.C.S. § 8542(b)(7), the municipality or the property owner of lands burdened with a sidewalk easement may legitimately be responsible for maintenance. The Commonwealth is charged primarily with providing for the complex of state streets and highways and even though sidewalks may rest within the street right of way, the responsibility for maintenance may not be that of the Commonwealth. *In re City of Altoona*, 479 Pa. 252, 388 A.2d 313 (1978); *46 South 52nd Street Corp. v. Manlin*, 398 Pa. 304, 157 A.2d 381 (1960); *Breinig v. Allegheny County*, 332 Pa. 474, 2 A.2d 842 (1938). Consequently, the Owners as owners of the fee, may be held liable for maintenance. It is the traditional duty of a municipality to see that sidewalks are safe. Enabling municipalities to carry out this duty, the General Municipal law gives all municipalities in the Commonwealth the power to require property owners to maintain sidewalks and even where appropriate, require the abutting property owners to construct the sidewalks. Consistent with this view, in *Pritchard vs. City of Pottsville*, 113 Pa. Cmwlth 38, 536 A.2d 844 (1988), it was held that sidewalks in which the municipality has a right-of-way regardless of who owns the cartway may impose responsibility on the property owner to maintain the sidewalks in a safe condition.

Legal Conclusions

While it is clear that the power of eminent domain must not be utilized for the enhancement of private rights, the question of whether a taking is substantially for private rights is fact specific and, of course, is dependent on the totality of the circumstances. *Reading Area Water Authority v. Schuylkill River Greenway Assoc.*

100 A3d 572 (Pa 2014); *Belovsky v. Redevelopment Authority*. 357 Pa. 329, 54 A.2d 277, 283 (1947). The interpretation of what exactly constitutes a public use has never been seamless nor crystal clear neither here in the Commonwealth of Pennsylvania nor elsewhere. Thus, our Pennsylvania Supreme Court was obliged to recently examine the issue in *Reading supra* to interpret the Property Rights Protection Act¹ which Act was the likely response to the U.S. Supreme Court’s 2005 decision in *Kelo v. City of New London* 545 U.S. 469, 125 S.Ct. 2655, 162 L.Ed.2d 439 (2005). The ongoing debate concerning how far a state or local government should be able to stretch the meaning of public use culminated in *Kelo* where the interpretation of “public use” was greatly expanded. The U.S. Supreme Court expansively determined that private property may be condemned in favor of private economic development in that enhanced business activity devolved either directly or indirectly to the ultimate benefit of the general public even if incidental.

The Pennsylvania Supreme Court in *Reading* sought to strike the balance at whether the taking was to primarily benefit or is intended for the primary benefit of private interests. The power of eminent domain vested in local municipalities to take private property for public/private use is limited only by the appropriate application of a balancing test between public purpose and private interests. The Fifth Amendment rights of the property owner are not violated where the legislature does not require proof that the taking is “solely” for private use to make the taking unlawful but that there must be a demonstration that the taking on balance is in fact in substantial furtherance of the public interest. A property owner’s land may be taken only to the extent reasonably required by the public purpose for which the power is exercised. Any taking beyond that necessary for the public use must be deemed excessive. *Middletown Twp. v. Lands of Stone*, 595 Pa. 607, 618, 939 A.2d 331, 338 (2007). In this case, the exercise of the right of eminent domain by Bensalem Township to install sidewalks must clear the bar of strict construction in favor of the property owner as the exercise of such power is in derogation of private rights. 1 Pa.C.S. § 1928(b)(4) *Lazarus v. Morris*, 212 Pa. 128, 131, 61 A. 815, 816 (1905). The Township has cleared the bar with ease in this particular instance.

CONCLUSION

We are constrained to OVERRULE the Owners’ Preliminary Objections with PREJUDICE.

¹ **Property Rights Protection Act** 26 Pa.C.S. § 204 **Eminent domain for private business prohibited**

(a) Prohibition.—Except as set forth in subsection (b), the exercise by any condemnor of the power of eminent domain to take private property in order to use it for private enterprise is prohibited.

(b) Exception.—Subsection (a) does not apply if any of the following apply:

... (3) There is, on or associated with the property taken, a threat to public health or safety ...

(9) The property is used or to be used for any road, street, highway, trafficway or for property to be acquired to provide access to a public thoroughfare for a property which would be otherwise inaccessible as the result of the use of eminent domain or for ingress, egress or parking of motor vehicles.

ORDER

AND NOW, this 19th day of December, 2014, upon consideration of the Preliminary Objections filed by the above-named Owners to the Declaration of Taking filed by Bensalem Township for a Permanent Easement and related Easements to be utilized for the installation of sidewalks in the areas designated in the implementing Resolution; and,

Upon consideration of hearings held thereon and related argument, it is **ORDERED** and **DECREED** that the Preliminary Objections are hereby **OVERRULED WITH PREJUDICE**.

BY THE COURT:
/s/Clyde W. Waite
Clyde W. Waite, 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, March 13, 2015 at 11 o'clock A.M., prevailing time, at the James Lorah Auditorium located at the corner of Broad and Main Streets, in the Borough of Doylestown, Bucks County, Pa., the following real estate to wit.

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

BENSALEM TOWNSHIP

DOCKET #2010-08129

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

TAX PARCEL #02-044-007.

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

JUDGMENT AMOUNT: \$54,282.15.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2010-11392

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

TAX PARCEL #02-071-110.

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

JUDGMENT AMOUNT: \$486,614.28.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2013-02607

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

TAX PARCEL #02-020-194.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

DOCKET #2014-02824

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

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

TAX PARCEL #02-049-787.

PROPERTY ADDRESS: 3034 Melina Court,
Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **ARACELI
C. GUEVARRA.**

SCOTT A. DIETTERICK, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-03408

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

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

TAX PARCEL #02-049-203.

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

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

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

SCOTT A. DIETTERICK, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-06609

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

TAX PARCEL #02-019-073.

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

IMPROVEMENTS: SINGLE FAMILY.

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

RICHARD M. SQUIRE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

BRISTOL BOROUGH

DOCKET #2014-06519

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

TAX PARCEL #04-023-121.

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

IMPROVEMENTS: SINGLE FAMILY
RESIDENTIAL DWELLING.

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

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-06611

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

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

TAX PARCEL #4-8-110.

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

IMPROVEMENTS: RESIDENTIAL HOUSE
DWELLING.

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

MARK J. UDREN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

BRISTOL TOWNSHIP

DOCKET #2009-09801

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

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

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

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

JUDGMENT AMOUNT: \$223,091.61.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2012-10057

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

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

TAX PARCEL #05-071-294.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

TERRENCE J. McCABE, Esquire

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

DOCKET #2012-10427

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

TAX PARCEL #05-049-211.

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

JUDGMENT AMOUNT: \$151,596.95.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2013-05080

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

TAX PARCEL #5-49-3.

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

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

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

WILLIAM E. MILLER, Esquire

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

DOCKET #2013-05946

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

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

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

TERRENCE J. McCABE, Esquire

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

DOCKET #2014-00645

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

TAX PARCEL #5-36-175.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

TERRENCE J. McCABE, Esquire

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

DOCKET #2014-01696

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

BEING more fully described in a Deed dated June 30, 1961, among the land records of the County and State set forth above, in Deed Volume 1606, Page 386.

TAX PARCEL #05-040-272.

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

IMPROVEMENTS: SINGLE FAMILY DWELLING.

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

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

DOCKET #2014-02504

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

TAX PARCEL #05-074-237.

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

JUDGMENT AMOUNT: \$124,652.32.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2014-04403

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

TAX PARCEL #05-028-539.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2014-05781

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

BEING more fully described in a Deed dated March 24, 2006, among the land records of the County and State set forth above, in Deed Volume 4904, Page 2334.

TAX PARCEL #05-043-326.

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

IMPROVEMENTS: SINGLE FAMILY DWELLING.

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

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

DOCKET #2014-06494

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

TAX PARCEL #05-049-099.

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

JUDGMENT AMOUNT: \$167,977.55.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2014-06707

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

TAX PARCEL #05-024-156-001.

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

JUDGMENT AMOUNT: \$243,840.75.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2014-07108

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

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

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

IMPROVEMENTS: CAR WASH.

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

DAVID E. STERN, Esquire

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

DUBLIN BOROUGH

DOCKET #2010-07474

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

TAX PARCEL #10-003-001-001.

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

JUDGMENT AMOUNT: \$299,701.96.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

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

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

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

DURHAM TOWNSHIP

DOCKET #2012-02196

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

TAX PARCEL No. 1: 11 009 007.

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

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

JUDGMENT AMOUNT: \$254,082.42.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF:
LAWRENCE I. KAPLAN.

PHELAN HALLINAN

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

DOCKET #2014-03991

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

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

IMPROVEMENTS: RESIDENTIAL
DWELLING.

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

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

EAST ROCKHILL TOWNSHIP

DOCKET #2013-06366

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

TAX PARCEL #12-029-121.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2014-05735

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

TAX PARCEL #12-008-109-001.

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

JUDGMENT AMOUNT: \$265,002.89.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

FALLS TOWNSHIP

DOCKET #2013-06879

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

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

TAX PARCEL #13-030-357.

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

JUDGMENT AMOUNT: \$301,722.71.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2014-05898

TAX PARCEL #13-19-90.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

HILLTOWN TOWNSHIP

DOCKET #2014-06768

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

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

TAX PARCEL #15-3-8-39.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

LOWER MAKEFIELD TOWNSHIP

DOCKET #2013-06260

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

TAX PARCEL #20-071-146-085.

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

JUDGMENT AMOUNT: \$134,006.81.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2014-04437

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

TAX PARCEL #20-046-020.

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

JUDGMENT AMOUNT: \$256,699.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2012-07917

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

TAX PARCEL #21-010-041.

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

JUDGMENT AMOUNT: \$241,452.10.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2014-00652

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

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

POWERS, KIRN & ASSOCIATES

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

DOCKET #2014-06520

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

TAX PARCEL #21-009-190.

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

IMPROVEMENTS: RESIDENTIAL
DWELLING.

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

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

MIDDLETOWN TOWNSHIP

DOCKET #2013-01820

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

TAX PARCEL #22-064-005.

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

JUDGMENT AMOUNT: \$122,123.59.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2013-02003

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

TAX PARCEL #22-050-368.

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

JUDGMENT AMOUNT: \$182,070.21.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2013-04714

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

TAX PARCEL #22-041-103.

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

JUDGMENT AMOUNT: \$321,842.31.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2013-09456

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

TAX PARCEL #22-090-052.

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

IMPROVEMENTS: RESIDENTIAL
DWELLING.

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

TERRENCE J. McCABE, Esquire

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

DOCKET #2014-00674

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

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

DOCKET #2014-01147

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

MORRISVILLE BOROUGH

DOCKET #2014-03771

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

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

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

NEW HOPE BOROUGH

DOCKET #2013-06452

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

NEWTOWN BOROUGH

DOCKET #2014-00400

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

NEWTOWN TOWNSHIP

DOCKET #2013-08789

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

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

NORTHAMPTON TOWNSHIP

DOCKET #2011-01772

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

DOCKET #2012-07086

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

DOCKET #2013-01535

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

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

PERKASIE BOROUGH

DOCKET #2013-04011

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

DOCKET #2014-03494

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

QUAKERTOWN BOROUGH

DOCKET #2014-06517

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

TAX PARCEL #35-004-109.

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

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

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

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

RICHLAND TOWNSHIP

DOCKET #2010-10412

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

TAX PARCEL #36-033-006.

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

JUDGMENT AMOUNT: \$155,172.61.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

PHELAN HALLINAN

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

DOCKET #2012-07074

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

TAX PARCEL #36-005-044.

PROPERTY ADDRESS: 825 North West End Boulevard, Quakertown.

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

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

JOHN F. HACKER, Esquire
EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-02450

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

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

TAX PARCEL #36-048-152.

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

IMPROVEMENTS: SINGLE FAMILY DWELLING.

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

OF THE ESTATE OF STEPHEN E. HILDWINE.

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

DOCKET #2014-06647

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

TAX PARCEL #36-032-075.

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

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

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

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

TELFORD BOROUGH

DOCKET #2013-01620

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

TAX PARCEL #43-3-10.

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

JUDGMENT AMOUNT: \$172,925.32.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

TINICUM TOWNSHIP

DOCKET #2014-07040

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

OF TINICUM, County of Bucks, and Commonwealth of Pennsylvania, bounded and described in accordance with a survey or plan thereof made by Weisel and Gilmore Associates, Inc., Registered Engineer and Land Surveyor, dated January 26, 1976 and March 23, 1976 as follows, to wit:
TAX PARCEL #44-6-36-1.

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

IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

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

TRUMBAUERSVILLE BOROUGH

DOCKET #2014-06657

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

TAX PARCEL #45-003-117-001.

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

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

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

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

UPPER MAKEFIELD TOWNSHIP

DOCKET #2014-02757

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

TAX PARCEL #47-031-001-121.

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

IMPROVEMENTS: CONDOMINIUM.

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

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

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2012-08215

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

TAX PARCEL #48-005-018.

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

JUDGMENT AMOUNT: \$342,154.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-00836

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

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

TAX PARCEL #48-028-011-010.

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

IMPROVEMENTS: SINGLE FAMILY DWELLING.

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

SCOTT A. DIETTERICK, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-01722

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

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

TAX PARCEL #48-016-0911604.

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

IMPROVEMENTS: SINGLE FAMILY DWELLING.

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

SCOTT A. DIETTERICK, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

WARMINSTER TOWNSHIP

DOCKET #2009-11335

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

TAX PARCEL #49-014-243.

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

JUDGMENT AMOUNT: \$314,096.83.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-02615

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

TAX PARCEL #49-036-295.

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

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

DOCKET #2013-03770

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

TAX PARCEL #49-002-002.

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

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

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

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

DOCKET #2014-06649

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

TAX PARCEL #49-019-073-001.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

WARRINGTON TOWNSHIP

DOCKET #2013-00302

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

TAX PARCEL #50-026-076.

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

JUDGMENT AMOUNT: \$274,569.92.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2013-04422

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

TAX PARCEL #50-036-082.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2013-09040

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

TAX PARCEL #50-058-020.

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

JUDGMENT AMOUNT: \$382,837.89.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2014-01069

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

TAX PARCEL #50-025-241.

PROPERTY ADDRESS: 2205 Lisa Drive,
Warrington, PA 18976-1831.
JUDGMENT AMOUNT: \$192,735.78.
IMPROVEMENTS: RESIDENTIAL
PROPERTY.
SOLD AS THE PROPERTY OF: **JASON
E. MARTIN a/k/a JASON ELWOOD
MARTIN, CHRISTINE A. MARTIN a/k/a
CHRISTINE ALEXANDRIA MARTIN.
PHELAN HALLINAN**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

WARWICK TOWNSHIP

DOCKET #2008-07982-27-1
Wells Fargo Bank, N.A. s/b/m to Wells Fargo
Home Mortgage, Inc. v. Thomas B. Stevenson,
Terri L. Stevenson owner(s) of property
situate in the **WARWICK TOWNSHIP**,
BUCKS County, Pennsylvania, being 2170
Cambridge Cir., Jamison, PA 18929-1541.
TAX PARCEL #51-019-084.
PROPERTY ADDRESS: 2170 Cambridge
Cir., Jamison, PA 18929-1541.
JUDGMENT AMOUNT: \$214,193.98.
IMPROVEMENTS: RESIDENTIAL
PROPERTY.
SOLD AS THE PROPERTY OF: **THOMAS
B. STEVENSON, TERRI L. STEVENSON.
PHELAN HALLINAN**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-06793
Santander Bank, N.A. v. Heath J. Epstein a/k/a
Heath Epstein, Stacy B. Epstein owner(s)
of property situate in the **WARWICK
TOWNSHIP**, BUCKS County, Pennsylvania,
being 306 Silver Oak Court, Warwick, PA
18974-3851.
TAX PARCEL #51-029-202.

PROPERTY ADDRESS: 306 Silver Oak
Court, Warwick, PA 18974-3851.
JUDGMENT AMOUNT: \$189,156.17.
IMPROVEMENTS: RESIDENTIAL
PROPERTY.
SOLD AS THE PROPERTY OF: **HEATH J.
EPSTEIN a/k/a HEATH EPSTEIN, STACY
B. EPSTEIN.
PHELAN HALLINAN**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

WEST ROCKHILL TOWNSHIP

DOCKET #2014-06763
Green Tree Servicing LLC v. Robert Tritsch,
Suzanne Tritsch owner(s) of property situate
in the **WEST ROCKHILL TOWNSHIP**,
BUCKS County, Pennsylvania, being 314
Shady Lane, Sellersville, PA 18960.
TAX PARCEL #52-003-047.
PROPERTY ADDRESS: 314 Shady Lane,
Sellersville, PA 18960.
JUDGMENT AMOUNT: \$286,541.76.
IMPROVEMENTS: RESIDENTIAL
PROPERTY.
SOLD AS THE PROPERTY OF: **ROBERT
TRITSCH, SUZANNE TRITSCH.
PHELAN HALLINAN**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

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

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

Feb. 19, 26; Mar. 5

No place to go between hearings?
Need a place to sit back, relax and unwind?
The BCBA has a club room *exclusively* for its members!

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2014-08973-18

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 **SOO-JUNG CRYSTAL HAN** to **CRYSTAL SOO-JUNG HAN**.

The Court has fixed the 31st day of March, 2015 at 9:30 a.m. in Courtroom No. 430, Bucks County Justice Center, 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.

Mar. 5

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2014-08972-18

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 **YOUNG-WOO DANIEL HAN** to **DANIEL YOUNG-WOO HAN**.

The Court has fixed the 31st day of March, 2015 at 9:30 a.m. in Courtroom No. 430, Bucks County Justice Center, 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.

Mar. 5

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2015-00284

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 **OWEN FERGUS HARKLEROAD-HOEY** to **OWEN FERGUS HOEY**.

The Court has fixed the 31st day of March, 2015 at 9:30 a.m. in the Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the

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

Jessica L. VanderKam, Solicitor
Stuckert and Yates
2 North State Street
Newtown, PA 18940
(215) 968-4700

Mar. 5, 12

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2015-00299

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 **ROBERT WILLIAM HARVEY** to **ROBERT WILLIAM HARVEY, JR.**

The Court has fixed the 26 day of March, 2015 at 10:00 A.M. in Courtroom No. 430, Bucks County Justice Center, 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.

Mar. 5

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2015-00381

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 **RICHARD COLEMAN SWAYZE** to **COLEMAN ALEXANDER SWAYZE**.

The Court has fixed the 26th day of March, 2015 at 10:00 a.m. in Courtroom No. 430, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Jessica A. Pritchard, Solicitor
Identification No. 83896
Williams Family Law, P.C.
43 North Pine Street
Doylestown, PA 18901
(215) 340-2207

Mar. 5

Charter Application

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

Adam Paul Investments, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Mar. 5

Cioca Acquisitions I, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

McNees Wallace & Nurick, LLC, Solicitors
Attorneys at Law
100 Pine Street
Harrisburg, PA 17101

Mar. 5

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

Mar. 5

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

Mar. 5

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

Mar. 5

MY DAYHOUSE ACHIEVEMENT CENTER, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Peter George Mylonas, Solicitor
Marple Exec. Center
2725 West Chester Pike
Broomall, PA 19008

Mar. 5

SUPER FUN CENTER, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Mar. 5

UNCLE JOHN'S PIZZERIA & CAFE, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Peter George Mylonas, Solicitor
Marple Exec. Center
2725 West Chester Pike
Broomall, PA 19008

Mar. 5

Webb Building Group III, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Zator Law, Solicitors
American Heritage Building
4400 Walbert Avenue
Allentown, PA 18104

Mar. 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:

Zebec Therapeutics, LLC has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

Mar. 5

Charter Application Nonprofit

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the Pennsylvania

Nonprofit Corporation Law of 1988, as amended.

The name of the corporation is **BUCKS COUNTY FOOD RUNNERS, INC.**

Mar. 5

Classified Ad

FAMILY LAW LEGAL SECRETARY

Well established Yardley family law firm seeking experienced legal secretary. **Minimum of 3 years' family law experience required.** Law offices of Jennifer Courtney; e-mail resume to jcourtney@courtneylaw.net or fax to (215) 493-8119. No phone calls please.

Mar. 5, 12

Office Space – Street Road Corridor

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

Feb. 19, 26; Mar. 5, 12

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

ALBERS, ELIZABETH M., dec'd.

Late of Warrington Township, Bucks County, PA.

Executor: **A. ANTHONY WILSON,** 3069 Church School Road, Doylestown, PA 18902.

Attorney: **RICHARD S. KEMPES,** 50 Garden Alley, Doylestown, PA 18901.

ALEXANDER, FRANCES R., dec'd.

Late of Yardley Borough, Bucks County, PA.

Executor: **VANCE PALLATT** c/o David J. Juall, Esquire, 3709 Dogwood Lane, P.O. Box 3, Durham, PA 18039.

Attorney: **DAVID J. JUALL,** 3709 Dogwood Lane, P.O. Box 3, Durham, PA 18039.

AYRE, ANN L., dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **SUSAN TURNER,** 6009 Pidcock Creek Road, New Hope, PA 18938.

Attorney: **DAVID J. SOWERBUTTS.**

BERKIN, NATALIE P., dec'd.

Late of Warrington Township, Bucks County, PA.

Administrator: **PETER G. BERKIN** 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.

BLECHARCZYK, TADEUSZ, dec'd.

Late of Upper Southampton, Bucks County, PA.

Executor: **TED M. BLECHARCZYK,** 1716 McNelis Dr., Southampton, PA 18966.

BREWER, JOAN D., dec'd.

Late of Bristol Township, Bucks County, PA.

Co-Executors: **REYNOLD A. FISHER** a/k/a **REYNOLD ALAN FISHER** and **CHERYL A. FISHER** a/k/a **CHERYL WARNE FISHER,** 81 Tenby Chase Dr., Voorhees, NJ 08043.

Attorney: **WILLIAM M. COWAN, JR.,** 402 Middletown Blvd., Suite 202, Langhorne, PA 19047.

BROOKS, DOROTHY J.H., dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **CAROLBROOKSTHOMAS** 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.

CANNON, THOMAS J., dec'd.

Late of Warrington, Bucks County, PA.

Executrix: **EVELYN KOZLOWSKI,** 70 Apple Valley Dr., Langhorne, PA 19047.

EITNER, DORIS FAE, dec'd.

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

- Executrix: **PEGGY A. ULLMAN**, 229 Fairview Road, Penn Valley, PA 19072-1332.
- FENTON, DOLORES L.**, dec'd.
Late of Bensalem Township, Bucks County, PA.
Executrix: **ROSEMARIE D. STUMPF**, 420 South York Road, Unit 23-C, Hatboro, PA 19040.
Attorney: **THOMAS J. PROFY, III**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047-0308.
- GABEL, WILLIAM E., JR.**, dec'd.
Late of Falls Township, Bucks County, PA.
Administratrix c.t.a.: **KAREN M. WHETSTINE** 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.
- GEHRINGER, ANDREW MICHAEL**, dec'd.
Late of Richboro, Bucks County, PA.
Administrator: **GARY M. GEHRINGER**, 106 Providence Drive, Richboro, PA 18954.
Attorney: **ALAN W. MOSS**.
- GUERRERA, STEFANI** a/k/a **STEFANI GUERRERA-JONES**, dec'd.
Late of Plumstead Township, Bucks County, PA.
Administrator: **STEVEN A. JONES**, 110 Red Hill Road, Pipersville, PA 18947.
- HOUSER, SONYA J.**, dec'd.
Late of Quakertown/East Rockhill, Bucks County, PA.
Executrix: **JESSIE M. STRONG**, 6058 Axe Handle Rd., Quakertown, PA 18951.
- KAUFMANN, JOHN R.**, dec'd.
Late of Doylestown, Bucks County, PA.
Executor: **STEPHEN J. KAUFMANN**, 942 Phillips Place, Feasterville, PA 19053.
Attorney: **RICHARD L. NEWMAN**.
- LARZELERE, JANE M.**, dec'd.
Late of the Township of Upper Southampton, Bucks County, PA.
Executrix: **JANE L. WACHINSKI**, 1842 Caryn Drive, Hellertown, PA 18055.
Attorney: **PAUL J. HARAK**, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016.
- MAGILL, ANNA M.**, dec'd.
Late of the Township of Bensalem, Bucks County, PA.
Executrix: **KRISTYN M. REO** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.
Attorney: **WILLIAM J. SALERNO**, 220 Radcliffe Street, Bristol, PA 19007.
- McTAMNEY, JOYCE B.**, dec'd.
Late of the Borough of Morrisville, Bucks County, PA.
Administratrix d.b.n.: **CATHLEEN L. BOHNING**, 2222 Devin Lane, Jamison, PA 18929.
Attorney: **RONALD L. STOCKHAM**.
- PETERSON, MARION** a/k/a **GLORIA PETERSON**, dec'd.
Late of Tincum Township, Bucks County, PA.
Executor: **DAVID ALAN PETERSON** c/o Peter N. Harrison, Esquire, 107 East Court Street, Doylestown, PA 18901.
Attorney: **PETER N. HARRISON**.
- PHILLIPS, WILLIAM A.**, dec'd.
Late of Newtown Township, Bucks County, PA.
Executrix: **LYNNE P. KOENIG** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.
Attorney: **WAYNE N. CORDES**, Cordes Law LLC, 27 South State Street, Newtown, PA 18940.
- PURSELL, STELLA MAE**, dec'd.
Late of Bridgeton Township, Bucks County, PA.
Executors: **LINDA MAE WRIGHT** and **DENNIS P. PURSELL** c/o Theodore R. Lewis, Esquire, 46 S. 4th St., P.O. Box A, Easton, PA 18044-2099.
Attorney: **THEODORE R. LEWIS**, 46 S. 4th St., P.O. Box A, Easton, PA 18044-2099.
- RAKOCZY, LAWRENCE V.**, dec'd.
Late of Warrington Township, Bucks County, PA.
Executrix: **JOYCE HODGDON** 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.

RANDALL, AARON E., dec'd.

Late of Warminster, Bucks County, PA.
Administratrix: **LINDA RANDALL**, 441
Cooper Dr., Warminster, PA 18974.

SCHULTZ, ETHEL LOUISE a/k/a **ETHEL L. SCHULTZ**, dec'd.

Late of Richland Township, Bucks
County, PA.

Executor: **ALAN W. SCHULTZ, SR.**, 61
E. Pumping Station Rd., Quakertown, PA
18951.

SELGRATH, JOHN P., SR., dec'd.

Late of Warminster, Bucks County, PA.
Executrix: **MARGARET E. MYERS**,
1220 Limekiln Pike, Ambler, PA 19002.

STROBEL, HELEN J., dec'd.

Late of Upper Southampton Township,
Bucks County, PA.

Executrix: **HELEN L. KNOECHEL**,
212 Silvestri Drive, Hatboro, PA 19040.
Attorney: **KATHLEEN M. THOMAS**.

SVEGEL, MARGARET LUCILLE a/k/a
MARGARET L. SVEGEL, dec'd.

Late of Lower Makefield, Bucks County,
PA.

Executrix: **MARY M. POWELL**, 33
Seedling Drive, Holland, PA 18966.

Attorney: **MICHAEL A. LASHNER**,
12 Terry Drive, Suite 105, Newtown, PA
18940.

TRUMBAUER, ARTHUR FLOYD a/k/a
ARTHUR F. TRUMBAUER and **A.
FLOYD TRUMBAUER**, dec'd.

Late of Richland Township, Bucks
County, PA.

Co-Executrices: **CHERYL L. KLINE**
and **JOANNE R. GHAZANFARI** c/o
Grim, Biehn & Thatcher, 104 S. 6th Street,
P.O. Box 215, Perkasio, PA 18944-0215.

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

WEINMANN, JUDITH STRAUB, dec'd.

Late of Doylestown, Bucks County, PA.
Executor: **KURT LEE WEINMANN**, 31
Krebs Rd., Plainsboro, NJ 08536.

WETZEL, JUNE M., dec'd.

Late of Northampton Township, Bucks
County, PA.

Executor: **TIMOTHY A. WETZEL** c/o
D. Keith Brown, Esquire, Stuckert and
Yates, P.O. Box 70, Newtown, PA 18940.

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

YOUNG, FLOYD E., dec'd.

Late of Durham Township, Bucks County,
PA.

Executrices: **DONA KAE FORIK** and
ARLENE J. CONKLIN c/o Peter N.
Harrison, Esquire, 107 East Court Street,
Doylestown, PA 18901.

Attorney: **PETER N. HARRISON**.

*Second Publication***CROSSMAN, SUSANNE J.**, dec'd.

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

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

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

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

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

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

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

FRITZ, PATRICIA A., dec'd.

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

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

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

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

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

HAAG, RONALD, dec'd.

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

Attorney: **RICHARD L. NEWMAN**.

HALL, DONOVAN MAURICE, dec'd.

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

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

HARRIS, ANNA L., dec'd.

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

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

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

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

Late of Doylestown Township, Bucks County, PA.

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

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

KRUPP, DAWN F., dec'd.

Late of Telford Borough, Bucks County, PA.

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

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

MILLER, RUTH A., dec'd.

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

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

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

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

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

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

SCEBES, NICHOLAS, dec'd.

Late of Sellersville Borough, Bucks County, PA.

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

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

SCHUBERT, GRACE E., dec'd.

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

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

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

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

Late of Warrington, Warwick, Bucks County, PA.

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

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

Late of Buckingham Township, Bucks County, PA.

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

Attorney: **ERIC W. HOPKINS**.

STEFENCAVAGE, RAYMOND J., dec'd.

Late of Bensalem, Bucks County, PA.

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

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

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

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

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

Late of Warminster Township, Bucks County, PA.

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

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

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

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

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

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

WEISS, EARLE, dec'd.

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

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

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

WORTHINGTON, DONALD F., dec'd.

Late of East Rockhill Township, Bucks County, PA.

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

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

ZETTLEMOYER, GERALDINE D., dec'd.

Late of West Rockhill Township, Bucks County, PA.

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

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

Third and Final Publication

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

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

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

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

BAGNARELLI, DIANE P., dec'd.

Late of Feasterville, Bucks County, PA.

Administrators: **EDWARD**

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

BOND, FLORENCE B., dec'd.

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

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

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

BRABANT, WILLIAM F., dec'd.

Late of Buckingham Township, Bucks County, PA.

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

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

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

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

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

CASHEN, ROBERT E., dec'd.

Late of Phoenixville Borough, Chester County, PA.

Executor: **JEFFREY J. CASHEN** c/o Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

Attorney: **FRANCIS X. STECKLAIR**, Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

GOLDMAN, SUSANNA, dec'd.

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

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

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

MAYFIELD, FRANCIS P., dec'd.

Late of Levittown, Bucks County, PA.

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

Attorney: **ALAN W. MOSS**.

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

Late of Plumstead Township.

Executor: **JOHN MICHAEL MORRASH** c/o Peter L. Reiss, Esquire, 107 E. Oakland Avenue, Doylestown, PA 18901.

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

PROTINSKY, LOIS V. a/k/a **LOIS PROTINSKY**, dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **HENRY S. PROTINSKY**, 14 Salter's Farm Road, Califon, NJ 07830.

RAMSAY, MARY ANN, dec'd.

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

Executor: **J. RUSSELL RAMSAY**, 530 Washington Avenue, Sellersville, PA 18960.

Attorney: **RICHARD J. WIEST**, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901.

REBER, JAMES H., SR., dec'd.

Late of Telford Borough, Bucks County, PA.

Executor: **JAMES H. REBER, JR.**, 372 Oak Dr., Harleysville, PA 19438.

Attorney: **CHARLOTTE A. HUNSBERGER**, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

RICE, BARRY L., dec'd.

Late of Bedminster Township, Bucks County, PA.

Executrix: **DONNA K. RICE**, 601 Deep Run Rd., Perkasio, PA 18944.

Attorney: **CHARLOTTE A. HUNSBERGER**, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

RICE, GLADYS G., dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrix: **LUCINDA D. ZEIGLER**, 779 Keller Creamery Road, Telford, PA 18964.

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

RICE, WALTER DENNIS, dec'd.

Late of Bedminster Township, Bucks County, PA.

Executor: **WAYNE D. RICE**, 9 Dill Ave., Perkasio, PA 18944.

Attorney: **CHARLOTTE A. HUNSBERGER**, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

RIDDLE, CLAIRE M. a/k/a **CLAIRE RIDDLE**, dec'd.

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

Executrix: **MARGARET F. RIDDLE**, 16 Nearwood Lane, Levittown, PA 19054.

ROARTY, CAROL A. a/k/a **CAROL ROARTY**, dec'd.

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

Executrix: **KATHRYN LYNN**, 246 Harrison Street, Bristol, PA 19007.

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

ROMANO, ROBERT A., dec'd.

Late of Northampton Township, Bucks County, PA.

Co-Executors: **BRIAN J. ROMANO**, 650 Woodspring Dr., Warrington, PA 18976 and **PATRICIA M. ROMANO**, 180 Green Dr., Churchville, PA 18966.

RYZNER, PAULINE C., dec'd.

Late of Green Lane, W. Rockhill Twp., Bucks County, PA.

Executor: **DANIEL H. BODEN**, 16 Beekman Pl., Cherry Hill, NJ 08002.

SCHULTICE, MARY P., dec'd.

Late of Plumstead Township, Bucks County, PA.

Executors: **TAYLOR S.** and **CAROL F. FOX**, 116 Baner Rd., Southampton, PA 18966, **TAYLOR J. FOX**, 1452 Foster Rd., Warminster, PA 18974 and **LISA C. FOX-PFEIFFER**, 27 E. Charles Street, Palmyra, NJ 08065.

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

SEIBERT, GERTRUDE C., dec'd.
Late of Furlong, Buckingham Twp., Bucks County, PA.
Executrix: **JUDITH RUPINSKI**, P.O. Box 342, Furlong, PA 18925.

SHAW, WILLIAM T., JR. a/k/a **WILLIAM T. SHAW**, dec'd.
Late of Upper Southampton Township, Bucks County, PA.
Executrix: **LOIS SHAW-TUCCI**, 3011 Sandpiper Bay Circle, #C302, Naples, FL 34112.

SIEGLE, BETTY JANE, dec'd.
Late of Warminster Twp., Bucks County, PA.
Executor: **ROBERT E. SIEGLE** c/o Edward Benoff, Esquire, 5 Neshaminy Interplex, Suite 205, Trevoise, PA 19053.
Attorney: **EDWARD BENOFF**, 5 Neshaminy Interplex, Suite 205, Trevoise, PA 19053.

SNYDER, BRUCE J. a/k/a **BRUCE JOHN SNYDER**, dec'd.
Late of the Township of Southampton, Bucks County, PA.
Executor: **BRUCE J. SNYDER** c/o E. Garrett Gummer, III, Esquire, 1260 Bustleton Pike, Feasterville, PA 19053.
Attorney: **E. GARRETT GUMMER, III**, Gummer Elder Law, 1260 Bustleton Pike, Feasterville, PA 19053.

STERTHOUS, HENRY J., dec'd.
Late of Warminster Township, Bucks County, PA.
Co-Executrices: **BARBARA O'DONNELL**, 90 Birch Ave., Richboro, PA 18954 and **LINDA STERTHOUS**, 217 Gulph Creek Rd., Radnor, PA 19087.

STEVENS, WALTER R. a/k/a **BUD STEVENS**, dec'd.
Late of Bensalem, Bucks County, PA.
Executor: **ROBERT W. STEVENS**, 2285 Warner School Rd., East Greenville, PA 18041.

STRESSMAN, EILEEN S., dec'd.
Late of the Township of Middletown, Bucks County, PA.
Administratrix: **KRISTIN OETTINGER** c/o Begley, Carlin & Mandio, LLP, P.O. Box 308, Langhorne, PA 19047.
Attorney: **TODD M. SAILER**, Begley, Carlin & Mandio, LLP, P.O. Box 308, Langhorne, PA 19047.

SWARTZ, J. LESTER, JR., dec'd.
Late of Hilltown Township, Bucks County, PA.

Executrices: **KATHLEEN S. NESTER**, 985 Bypass Rd., Perkasie, PA 18944 and **ELAINE S. HAGER**, 3666 Applebutter Rd., Fountainville, PA 18923.
Attorney: **FRANCIS X. BUSCHMAN, JR.**, Buschman & Johnson, 228 North Main Street, Souderton, PA 18964.

TOMASCHIK, JOSEPH, dec'd.
Late of Levittown, Middletown Township, Bucks County, PA.
Executrix: **LYDIA BURNS**, 833 Benson Street, Philadelphia, PA 19111.

WELSH, TERRENCE K., dec'd.
Late of the Township of Doylestown, Bucks County, PA.
Administrator: **PETER L. KLENK**, 1701 Walnut Street, 6th Floor, Philadelphia, PA 19103.
Attorney: **AMY H. BESSER**, The Law Offices of Peter L. Klenk & Associates, 1701 Walnut Street, 6th Floor, Philadelphia, PA 19103.

WOLOSHYN, JOSEPH, dec'd.
Late of West Rockhill Township, Bucks County, PA.
Administrator: **DAVID HAFLER** c/o Ronald R. Bolig, Esquire, 301 N. Main Street, Telford, PA 18969.
Attorney: **RONALD R. BOLIG**, 301 North Main Street, Telford, PA 18969.

YARNALL, ISABEL P., dec'd.
Late of Middletown Township, Bucks County, PA.
Executrices: **ISABEL MARTINO** and **BETTY LOU TARITERO** c/o Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.
Attorney: **FRANCIS X. STECKLAIR**, Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

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:

CPDB PARTNERSHIP with its principal place of business 1 Colchester Pl., Newtown, PA 18940.

The names and addresses of the persons owning or interested in said business are: Mark Carleton, 1 Colchester Pl., Newtown, PA 18940, Edward Denkin, 31 Quince Circle, Newtown, PA 18940, Mark Perecman, 40 Cathleen Dr., Richboro, PA 18954 and Roland Biron, 145 McGinley Alley, Newtown, PA 18940.

The certificate will be filed on or after January 28, 2015.

Thistle, Moore, Rosser & Tull, Solicitors
1900 Spruce Street
Philadelphia, PA 19103

Mar. 5

darth vapor with its principal place of business 81 Winding Lane, Feasterville, PA 19053.

The name and address of the person owning or interested in said business is: Nickolis Grant, 81 Winding Lane, Feasterville, PA 19053.

The certificate will be filed on or after January 30, 2015.

Mar. 5

ED'S HOME IMPROVEMENTS with its principal place of business 2602 Sunnyside Ave., Langhorne, PA 19053.

The name and address of the person owning or interested in said business is: Edward J. O'Flynn, Jr., 2602 Sunnyside Ave., Langhorne, PA 19053.

The certificate will be filed on or after January 21, 2015.

Mar. 5

Look Twice Collectables & Antiques with its principal place of business 148 Gleniffer Hill Rd., Richboro, PA 18954.

The name and address of the person owning or interested in said business is: William Wilson, 148 Gleniffer Hill Rd., Richboro, PA 18954.

The certificate will be filed on or after January 21, 2015.

Mar. 5

Sunky Candles & Crafts with its principal place of business 328 Appletree Drive, Levittown, PA 19055.

The name and address of the person owning or interested in said business is: Francis A. Cacossa, Jr., 328 Appletree Drive, Levittown, PA 19055.

The certificate will be filed on or after January 14, 2015.

Mar. 5

TDF Electric with its principal place of business 704 Atkinson Lane, Langhorne, PA 19047.

The names and addresses of the persons owning or interested in said business are: Timothy Field, 97 Styer Lane, Langhorne, PA 19047 and Tyler Fetterolf, 704 Atkinson Lane, Langhorne, PA 19047.

The certificate will be filed on or after January 21, 2015.

Mar. 5

TWray VoicePro with its principal place of business 2302 S. Whitmore St., Furlong, PA 18925.

The name and address of the person owning or interested in said business is: Thomas C. Wray, 2302 S. Whitmore St., Furlong, PA 18925.

The certificate will be filed on or after January 28, 2015.

Mar. 5

Various Minded Books with its principal place of business 1045 N. West End Blvd., Lot 6, Quakertown, PA 18951.

The name and address of the person owning or interested in said business is: Betsy Horvath, 1045 N. West End Blvd., Lot 6, Quakertown, PA 18951.

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

Mar. 5

ZaZa's Snack Shop with its principal place of business 1530 Haines Road, Levittown, PA 19055.

The name and address of the person owning or interested in said business is: Hakiema Muhammed, 55 Pine Needle Road, Levittown, PA 19056.

The certificate will be filed on or after February 17, 2015.

Mar. 5

Miscellaneous

NOTICE OF FILING OF DECLARATION
OF TAKING EMINENT DOMAIN
IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2015-01049

**SOUTHEASTERN PENNSYLVANIA
TRANSPORTATION AUTHORITY**

v.

**UNKNOWN LAND OWNER, TMP #
UNKNOWN****TO: UNKNOWN LAND OWNER**

1. You are hereby notified that the Southeastern Pennsylvania Transportation Authority (“SEPTA”), 1234 Market Street, Philadelphia, PA 19107, filed a Declaration of Taking against certain property owned by you with the Prothonotary of Bucks County on the 13th day of February, 2015, as of the above Court Term and Number. Your property believed to be a part of Bucks County Tax Map Parcel #Unknown has been condemned. A Legal Description is below.

2. This Condemnation proceeding is commenced in accordance with the provisions of the Eminent Domain Code as set forth at 26 P.S. §1-101 et seq., and pursuant to Condemnor’s authority to file this Declaration as set forth in the Metropolitan Transportation Authorities Act 74 Pa. C.S.A. §1744, and authorized by a resolution duly adopted by a majority of the Board of Directors of SEPTA at a public meeting conducted on July 24, 2014.

3. The purpose of the condemnation is the acquisition in fee simple of the property for public purposes for improvements to the Levittown SEPTA train station. The property is believed to be known as a part of Bucks County Tax Parcel No. Unknown, Tullytown Borough, County of Bucks, Commonwealth of Pennsylvania. The nature of the title acquired is fee simple, as described in paragraph 6 of the Declaration of Taking. Plans showing the condemned property may be inspected at the office of the Condemnor and one is attached to the Declaration of Taking, which has been filed with the Prothonotary of Bucks County. Just compensation has been secured by the pledging of a Bond pursuant to the provisions of the Eminent Domain Code at 26 Pa. C.S.A. 303(a).

4. If you wish to challenge the power or right of the Condemnor to appropriate the property, sufficiency of the security, the procedure followed by the Condemnor and/or the Declaration of Taking, you must file Preliminary Objections within thirty (30) days after being served with this Notice. Your failure to raise these matters within Preliminary Objections constitutes a waiver thereof.

5. Under and pursuant to Section 307 of the Pennsylvania Eminent Domain Code of 1964, as amended, Condemnor is entitled to possession or right of entry upon the Condemned premises after payment of or written offer to pay, just compensation by Condemnor. In your case, SEPTA estimates your damages to be Fifty-Seven Thousand Dollars (\$57,000.00), and on behalf of SEPTA, you are hereby offered that sum as just compensation for the condemnation.

6. This notice is given pursuant to Sections 304 and 305 of the Pennsylvania Eminent Domain Code of 1964, as amended.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land situate in the Borough of Tullytown, the County of Bucks and the Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the centerline of Canal Street Connector (L.R. 09169) with the Legal Right-of-Way line of U.S. Route 13 (L.R. 150) (other lands to be leased to Southeastern Pennsylvania Transportation Authority) and lands N/F Pennsylvania Department of Transportation (PennDOT) (TM#46-6-45), and from said beginning point runs; thence, along said centerline of Canal Street Connector,

(1) North 51°03’35” East, a distance of 150.52 feet to a point; thence, through the bed of said Canal Street Connector,

(2) North 03°35’05” East, a distance of 22.39 feet to a point on the northwesterly Right-of-Way line of Canal Street Connector; thence along said line of Canal Street Connector the following five (5) courses and distances,

(3) North 51°03’35” East, a distance of 110.09 feet to a point; thence

(4) North 39°02’40” East, a distance of 99.53 feet to a point; thence,

(5) North 29°53'04" East, a distance of 77.65 feet to a point; thence

(6) North 05°00'49" East, a distance of 41.47 feet to a point of curvature; thence,

(7) Along the arc of a circle curving to the left, having a radius of 12.00 feet, and a central angle of 142°04'57" and an arc length of 29.76 feet, said arc subtended by a chord bearing North 66°01'39" West and a chord distance of 22.70 feet to a point on a curve; thence reversing direction and crossing northwesterly end of said Canal Street Connector,

(8) North 42°56'17" East, a distance of 135.65 feet to a point formed by the intersection of the southeasterly Right-of-Way line of Bristol Pike (S.R. 2055) and the curved southeasterly Right-of-Way line of said Canal Street Connector; thence, along said curved line of Canal Street Connector the following six (6) courses and distances,

(9) Along the arc of a circle curving to the right, having a radius of 80.00 feet, and a central angle of 129°18'28" and an arc length of 180.55 feet, said arc subtended by a chord bearing South 03°30'07" East and a chord distance of 144.60 feet to a point; thence

(10) South 49°47'28" West, a distance of 88.49 feet to a point; thence,

(11) South 39°02'40" West, a distance of 150.00 feet to a point; thence,

(12) South 51°03'35" West, a distance of 196.83 feet to a point; thence,

(13) South 38°56'25" East, a distance of 10.00 feet to a point; thence,

(14) South 51°03'35" West, a distance of 83.00 feet to a point, a corner on the aforementioned common line of U.S. Route 13; thence along said common line,

(15) North 37°35'32" West, a distance of 26.51 feet to the POINT AND PLACE OF BEGINNING.

SAID ABOVE DESCRIBED Property to be acquired containing within said bounds 28,715 square feet or 0.6592 acres, more or less.

Nathan D. Fox, Esquire
Begley, Carlin & Mandio, LLP
Attorneys for Condemnor
680 Middletown Boulevard
Langhorne, PA 19047
(215) 750-0110

Mar. 5

NOTICE OF FILING OF DECLARATION
OF TAKING EMINENT DOMAIN
IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2015-01050

**SOUTHEASTERN PENNSYLVANIA
TRANSPORTATION AUTHORITY**

v.

**UNKNOWN LAND OWNER, TMP #
UNKNOWN**

TO: UNKNOWN LAND OWNER

1. You are hereby notified that the Southeastern Pennsylvania Transportation Authority ("SEPTA"), 1234 Market Street, Philadelphia, PA 19107, filed a Declaration of Taking against certain property owned by you with the Prothonotary of Bucks County on the 13th day of February, 2015, as of the above Court Term and Number. Your property believed to be a part of Bucks County Tax Map Parcel #Unknown has been condemned. A Legal Description is below.

2. This Condemnation proceeding is commenced in accordance with the provisions of the Eminent Domain Code as set forth at 26 P.S. §1-101 et seq., and pursuant to Condemnor's authority to file this Declaration as set forth in the Metropolitan Transportation Authorities Act 74 Pa. C.S.A. §1744, and authorized by a resolution duly adopted by a majority of the Board of Directors of SEPTA at a public meeting conducted on July 24, 2014.

3. The purpose of the condemnation is the acquisition in fee simple of the property for public purposes for improvements to the Levittown SEPTA train station. The property is believed to be known as a part of Bucks County Tax Parcel No. Unknown, Tullytown Borough, County of Bucks, Commonwealth of Pennsylvania. The nature of the title acquired is fee simple, as described in paragraph 6 of the Declaration of Taking. Plans showing the condemned property may be inspected at the office of the Condemnor and one is attached to the Declaration of Taking, which has been filed with the Prothonotary of Bucks County. Just compensation has been secured by the pledging of a Bond pursuant to the provisions of the Eminent Domain Code at 26 Pa. C.S.A. 303(a).

4. If you wish to challenge the power or right of the Condemnor to appropriate

the property, sufficiency of the security, the procedure followed by the Condemnor and/or the Declaration of Taking, you must file Preliminary Objections within thirty (30) days after being served with this Notice. Your failure to raise these matters within Preliminary Objections constitutes a waiver thereof.

5. Under and pursuant to Section 307 of the Pennsylvania Eminent Domain Code of 1964, as amended, Condemnor is entitled to possession or right of entry upon the Condemned premises after payment of or written offer to pay, just compensation by Condemnor. In your case, SEPTA estimates your damages to be Four Hundred Ten Thousand Dollars (\$410,000.00), and on behalf of SEPTA, you are hereby offered that sum as just compensation for the condemnation.

6. This notice is given pursuant to Sections 304 and 305 of the Pennsylvania Eminent Domain Code of 1964, as amended.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land situate in the Borough of Tullytown, the County of Bucks and the Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point on the southeasterly Legal Right-of-Way line of U.S. Route 13 (L.R. 150), said point being at the intersection of the said line of U.S. Route 13 with the common line of other lands N/F Pennsylvania Department of Transportation (PennDOT) (TM#46-6-45), and from said beginning point runs; thence, along said common line,

(1) South 37°35'32" East, crossing Canal Street Connector, a distance of 123.69 feet in line of lands N/F National Railroad Passenger Corp. AMTAK; thence, along said lands of AMTRAK, and continuing along other lands N/F Southeastern Pennsylvania Transportation Authority (TM#46-6-36-3),

(2) South 38°22'18" West, a distance of 436.00 feet to a point for corner in PennDOT Ramp G, common with other lands N/F Southeastern Pennsylvania Transportation Authority (TM#46-6-36); thence, along said common line,

(3) North 51°37'42" West, a distance of 120.00 feet to a point on the aforementioned southeasterly line of U.S. Route 13; thence along said line,

(4) North 38°22'18" East, a distance of 466.00 feet to the POINT AND PLACE OF BEGINNING.

SAID ABOVE DESCRIBED Lease area containing within said bounds 54,120 square feet or 1.2424 acres, more or less.

Nathan D. Fox, Esquire
Begley, Carlin & Mandio, LLP
Attorneys for Condemnor
680 Middletown Boulevard
Langhorne, PA 19047
(215) 750-0110

Mar. 5

NOTICE OF FILING OF DECLARATION
OF TAKING EMINENT DOMAIN
IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2015-01051

**SOUTHEASTERN PENNSYLVANIA
TRANSPORTATION AUTHORITY**

v.

**J. HOWARD SWANGLER AND
FLORENCE SWANGLER, TMP #
UNKNOWN**

**TO: J. HOWARD SWANGLER AND
FLORENCE SWANGLER**

1. You are hereby notified that the Southeastern Pennsylvania Transportation Authority ("SEPTA"), 1234 Market Street, Philadelphia, PA 19107, filed a Declaration of Taking against certain property owned by you with the Prothonotary of Bucks County on the 13th day of February, 2015, as of the above Court Term and Number. Your property believed to be a part of Bucks County Tax Map Parcel #Unknown has been condemned. A Legal Description is below.

2. This Condemnation proceeding is commenced in accordance with the provisions of the Eminent Domain Code as set forth at 26 P.S. §1-101 et seq., and pursuant to Condemnor's authority to file this Declaration as set forth in the Metropolitan Transportation Authorities Act 74 Pa. C.S.A. §1744, and authorized by a resolution duly adopted by a majority of the Board of Directors of SEPTA at a public meeting conducted on July 24, 2014.

3. The purpose of the condemnation is the acquisition in fee simple of the property for public purposes for improvements to the Levittown SEPTA train station. The property is believed to be known as a part of Bucks County Tax Parcel No. Unknown, Tullytown Borough, County of Bucks, Commonwealth of

Pennsylvania. The nature of the title acquired is fee simple, as described in paragraph 6 of the Declaration of Taking. Plans showing the condemned property may be inspected at the office of the Condemnor and one is attached to the Declaration of Taking, which has been filed with the Prothonotary of Bucks County. Just compensation has been secured by the pledging of a Bond pursuant to the provisions of the Eminent Domain Code at 26 Pa. C.S.A. 303(a).

4. If you wish to challenge the power or right of the Condemnor to appropriate the property, sufficiency of the security, the procedure followed by the Condemnor and/or the Declaration of Taking, you must file Preliminary Objections within thirty (30) days after being served with this Notice. Your failure to raise these matters within Preliminary Objections constitutes a waiver thereof.

5. Under and pursuant to Section 307 of the Pennsylvania Eminent Domain Code of 1964, as amended, Condemnor is entitled to possession or right of entry upon the Condemned premises after payment of or written offer to pay, just compensation by Condemnor. In your case, SEPTA estimates your damages to be Two Thousand Dollars (\$2,000.00), and on behalf of SEPTA, you are hereby offered that sum as just compensation for the condemnation.

6. This notice is given pursuant to Sections 304 and 305 of the Pennsylvania Eminent Domain Code of 1964, as amended.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land situate in the Borough of Tullytown, the County of Bucks and the Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point on the westerly Legal Right-of-Way line of Fallsington Avenue (S.R. 2059), said point being at the intersection with the common line of lands N/F Vincent Michael Maglio (TM#46-8-13) and land N/F J. Howard and Florence L. Swangler, and from said beginning point runs; thence, along said common line with Swangler,

(1) South 18°39'51" East, a distance of 38.82 feet to a point at the intersection with lands N/F National Railroad Passenger Corp. (AMTRAK) (other lands to be leased to Southeastern Pennsylvania Transportation Authority); thence, along said line,

(2) North 55°30'47" West a distance of 106.42 feet to a point on the southeasterly Right-of-Way line of AMTRAK; thence, along said southeasterly Right-of-Way line,

(3) North 36°58'13" East, a distance of 21.31 feet to a point for corner common with said Maglio; thence, along the line common with Maglio,

(4) South 57°02'51" East, a distance of 74.46 feet to the POINT AND PLACE OF BEGINNING.

SAID ABOVE DESCRIBED parcel or tract of ground containing within said bounds 2,030 square feet or 0.0466 acres, more or less.

The above Description of Property is intended to describe the parcel or tract of ground remaining of lands described in a deed to J. Howard and Florence L. Swangler, recorded as Deed Book 498 Page 300 and filed in the County Court House, being the "Remainder Tract" in said referenced deed, and land remaining after a taking by Quit Claim action for Fallsington Avenue Right-of-Way as recorded in Deed Book 584 Page 17.

Nathan D. Fox, Esquire
Begley, Carlin & Mandio, LLP
Attorneys for Condemnor
680 Middletown Boulevard
Langhorne, PA 19047
(215) 750-0110

Mar. 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:

Second Publication

TRUST OF FLORENCE E. GILLIS

FLORENCE E. GILLIS, deceased
Late of Trevoise Borough, Bucks County, PA.

Trustee: ARTHUR WOODS, 19 Middle Road, Levittown, PA 19056.

Attorney: ANN R. LEVIN, 705 W. DeKalb Pike, King of Prussia, PA 19406.

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

Hill Wallack_{LLP}

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Hill Wallack LLP

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Francis J. Sullivan

Managing Partner
Yardley Office