



Property Information		Request Information		Update Information
File#:	BS-X01798-8495134626	Requested Date:	11/22/2024	Update Requested:
Owner:	Wolf, Gary W li	Branch:		Requested By:
Address 1:	2022 LEEDOMS DR	Date Completed:	12/10/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	NEWTOWN, PA	# of Parcel(s):	1	

**Notes**

**CODE VIOLATIONS** Per Lower Makefield Township Department of Zoning there are No Code Violation cases on this property.  
Collector: Lower Makefield Township  
Payable Address: 1100 Edgewood Road, Yardley, PA 19067  
Business# 267-274-1104

**PERMITS** Per Lower Makefield Township Department of Building There are No any Open/pending/expired permits on this property.  
Collector: Lower Makefield Township  
Payable Address: 1100 Edgewood Road, Yardley, PA 19067  
Business# 267-274-1104

**SPECIAL ASSESSMENTS** Per Lower Makefield Township Tax Collector there is a Lien on this property. Please refer to the attached document for more information.  
Collector: Lower Makefield Township  
Payable Address: 1100 Edgewood Road, Yardley, PA 19067  
Business# 215-493-2332

**DEMOLITION** NO



UTILITIES

WATER

Account #: NA  
Payment Status: NA  
Status: Pvt & Non-Lienable  
Amount: NA  
Good Thru: NA  
Account Active: NA  
Collector : Pennsylvania American Water  
Payable Address : 852 Wesley Drive Mechanicsburg, PA 17055  
Business#: 800-5657292

UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED.

SEWER

Account #: 0027373071523985  
Payment Status: Due  
Status: Pvt & Non-Lienable  
Amount: \$2244.88  
Good Thru: 12/27/2024  
Account Active: Yes  
Collector : Aqua America  
Payable Address : 762 West Lancaster Ave., Bryn Mawr, PA 19010  
Business#: 877-987-2782

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

GARBAGE

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

LOWER MAKEFIELD TOWNSHIP  
1100 EDGEWOOD ROAD  
YARDLEY, PA 19067

# BUILDING PERMIT

DEPT. FILE COPY

AMOUNT PAID	\$ 872.00	bldg.
	285.00	plbg.
	70.00	mech.
	475.00	elec.
	150.00	plan review
	<u>\$1852.00</u>	Total

DATE Sept 27 19 93 PERMIT NO. 21936

APPLICANT Realen Homes Constr. Co. ADDRESS 1235 Westlakes Dr., Berwyn, PA 19312  
(NO.) (STREET) (CONTR'S LICENSE)

PERMIT TO construct new Princeton Federal model NUMBER OF DWELLING UNITS \_\_\_\_\_  
(TYPE OF IMPROVEMENT) NO. (PROPOSED USE)

AT (LOCATION) 2022 Leedom's Drive, Yardley, PA 19067 ZONING DISTRICT R-1  
(NO.) (STREET) Farmland Preservation

BETWEEN 20-72-83 AND \_\_\_\_\_  
(CROSS STREET) (CROSS STREET)

SUBDIVISION Pennsfield at Farmview Village 4-Phase 2 BLOCK \_\_\_\_\_ LOT SIZE \_\_\_\_\_

Driveway to be at least 5 ft from property line. Lot 49

BUILDING IS TO BE \_\_\_\_\_ FT. WIDE BY \_\_\_\_\_ FT. LONG BY \_\_\_\_\_ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

Zoning approved for a new single family detached right handed house. Impervious surface not  
TO TYPE \_\_\_\_\_ USE GROUP \_\_\_\_\_ BASEMENT WALLS OR FOUNDATION \_\_\_\_\_  
(TYPE)

REMARKS: to exceed 5010 s.f. by the builder. Note: pre-fab fireplace in the family room. (Installation and use of fireplace to be in accordance with manufacturer's specifications.) Unit includes whirlpool Vichy 3/4 hp motor and wet bar. Severe soils condition. Sump pump required with interior perimeter trench drain, discharge to splash block directed towards left lot line swale (or into inlet at front of lot).

AREA OR VOLUME 4897 s.f. ESTIMATED COST \$153,195.00 PERMIT FEE 872.00 bldg. 285.00 plbg. 70.00 mech. 475.00 elec.  
(CUBIC/SQUARE FEET)

OWNER \_\_\_\_\_

ADDRESS 2022 Leedom's Drive, Yardley, PA 19067

BUILDING DEPT. BY Paul A. Gunkel, Cprs. Mgr.

(Affidavit on reverse side of application to be completed by authorized agent of owner)

FORM NO. BOCA-2-BP 1969

LOWER MAKEFIELD TOWNSHIP  
1100 EDGEWOOD ROAD  
YARDLEY, PA 19067

# BUILDING PERMIT

DEPT. FILE COPY

AMOUNT PAID

\$50.00 Bldg. Fee

VALIDATION

APPLICANT Mark Sweetland DATE 6-6 19 96 PERMIT NO. 25034  
ADDRESS 2022 Leedoms Dr., Newtown, Pa. 18940  
(NO.) (STREET) (CONTR'S LICENSE)

PERMIT TO construct 8' x 10' storage shed NUMBER OF DWELLING UNITS \_\_\_\_\_  
(TYPE OF IMPROVEMENT) NO. (PROPOSED USE)

AT (LOCATION) 2022 Leedoms Dr., Newtown, PA. 18940 ZONING DISTRICT R-1  
(NO.) (STREET)

BETWEEN 20-72-83 AND \_\_\_\_\_  
(CROSS STREET) (CROSS STREET)

SUBDIVISION Penn's Field at Farmview LOT 49 BLOCK \_\_\_\_\_ LOT SIZE \_\_\_\_\_

BUILDING IS TO BE \_\_\_\_\_ FT. WIDE BY \_\_\_\_\_ FT. LONG BY \_\_\_\_\_ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO TYPE \_\_\_\_\_ USE GROUP \_\_\_\_\_ BASEMENT WALLS OR FOUNDATION \_\_\_\_\_ (TYPE)

REMARKS: Construct an 8' x 10' storage shed in the rear left corner of the lot, 10.5' from the side and rear lot line. Height: 8'.

AREA OR VOLUME \_\_\_\_\_ ESTIMATED COST \$ 900.00 PERMIT FEE \$ 50.00 Bldg  
(CUBIC/SQUARE FEET)

OWNER Mark & Julie Sweetland  
ADDRESS 2022 Leedoms Dr., Newtown, Pa. 18940

*Nancy R. Frick*  
BUILDING DEPT. BY NANCY R. FRICK, ZONING OFFICER

(Affidavit on reverse side of application to be completed by authorized agent of owner)

LOWER MAKEFIELD TOWNSHIP  
1100 EDGEWOOD ROAD  
YARDLEY, PA 19067

DEPT FILE COPY

\$53.00 Bldg. Fee

# BUILDING PERMIT

AMOUNT PAID

VALIDATION

DATE 3-5 19 98 PERMIT NO. 27243

APPLICANT Bruce Clark/Clark Landscapes ADDRESS 232 Hyde Park Place, Yardley, Pa. 19067  
(NO.) (STREET) (CONTR'S LICENSE)

PERMIT TO install concrete slab patio NUMBER OF DWELLING UNITS \_\_\_\_\_  
(TYPE OF IMPROVEMENT) NO. (PROPOSED USE)

AT (LOCATION) 2022 Leedoms Dr., Newtown, Pa. 18940 ZONING DISTRICT R-1  
(NO.) (STREET)

BETWEEN 20-072-083 (CROSS STREET) AND \_\_\_\_\_ (CROSS STREET)

SUBDIVISION Penns Field at Farmview LOT 49 BLOCK \_\_\_\_\_ LOT SIZE \_\_\_\_\_

BUILDING IS TO BE \_\_\_\_\_ FT. WIDE BY \_\_\_\_\_ FT. LONG BY \_\_\_\_\_ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO TYPE \_\_\_\_\_ USE GROUP \_\_\_\_\_ BASEMENT WALLS OR FOUNDATION \_\_\_\_\_ (TYPE)

REMARKS: Construct a concrete slab patio in the rear yard. 21' x 16' non uniform circular shape with a walkway to the driveway.

AREA OR VOLUME \_\_\_\_\_ ESTIMATED COST \$ 4250.00 PERMIT FEE \$ 53.00 Bldg

(CUBIC/SQUARE FEET)

OWNER Mark & Julie Sweetland  
ADDRESS 2022 Leedoms Dr., Newtown, Pa. 18940  
BY Nancy Z. Frick BUILDING DEPT. R. FRICK, ZONING OFFICER

(Affidavit on reverse side of application to be completed by authorized agent of owner)



LOWER MAKEFIELD TOWNSHIP  
1100 EDGEWOOD ROAD  
YARDLEY, PA 19067

# BUILDING PERMIT

AMOUNT PAID

## DEPT. FILE COPY

\$223.00 Bldg. Fee  
50.00 Elec. Fee  
\$273.00 Total

VALIDATION

APPLICANT Joe Quigley DATE 10-28 1994 PERMIT NO. 23241  
ADDRESS 53 Garden Lane, Levittown, Pa. 19055  
(NO.) (STREET) (CONTR'S LICENSE)

PERMIT TO construct 15' x 14' porch & open wooden deck NUMBER OF DWELLING UNITS \_\_\_\_\_  
(TYPE OF IMPROVEMENT) NO. (PROPOSED USE)

AT (LOCATION) 2022 Leedom Dr. Newtown, Pa. 18940 ZONING DISTRICT R-1  
(NO.) (STREET)  
BETWEEN 20-72-83 AND \_\_\_\_\_  
(CROSS STREET) (CROSS STREET)

SUBDIVISION Penn's Field at Farmview LOT 49 BLOCK \_\_\_\_\_ LOT SIZE \_\_\_\_\_

BUILDING IS TO BE \_\_\_\_\_ FT. WIDE BY \_\_\_\_\_ FT. LONG BY \_\_\_\_\_ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO TYPE \_\_\_\_\_ USE GROUP \_\_\_\_\_ BASEMENT WALLS OR FOUNDATION \_\_\_\_\_ (TYPE)

REMARKS: Construct a 15' x 14' porch on the rear of the house and a 17' x 18' open wooden deck on the rear of the house adjacent to the porch.

AREA OR VOLUME \_\_\_\_\_ ESTIMATED COST \$ 13,250.00 PERMIT FEE \$ 223.00 Bldg. 50.00 Elec.  
(CUBIC/SQUARE FEET)

OWNER Mark & Julie Sweetland  
ADDRESS 2022 Leedom Dr., Newtown, Pa. 18940

Nancy R. Frick  
BUILDING DEPT. BY NANCY R. FRICK, ZONING OFFICER

FORM NO. BOCA-BP 1969

23-48537-0/BU4/DFM  
PORTNOFF LAW ASSOCIATES, LTD.  
BY: RUSSELL E. BRYANT, ESQUIRE  
P.O. BOX 391  
NORRISTOWN, PA 19404  
(866) 211-9466

ATTORNEY FOR PLAINTIFF  
ATTORNEY ID 328139

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Lower Makefield Township : IN THE COURT OF COMMON PLEAS  
1100 Edgewood Road :  
Yardley, PA 19067 : BUCKS COUNTY, PA  
Plaintiff :  
vs. : NO.  
Gary W. Wolf, II :  
Marielle P. Wolf : IN REM  
Defendants :

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### MUNICIPAL CLAIM

Lower Makefield Township hereby files a lien for non-payment of sewer fees for the period 1st quarter of 2022, duly assessed against the following owners and described property in accordance with an Ordinance of Lower Makefield Township, pursuant to the fee schedule which is attached hereto.

I certify that this filing complies with the provisions of the *Case Records Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

#### OWNER NAMES AND

#### LAST KNOWN MAILING ADDRESS

#### PROPERTY

#### AMOUNT

Gary W. Wolf, II  
Marielle P. Wolf  
2022 Leedom Drive  
Newtown, PA 18940

2022 Leedom Drive  
L Makefield Township, Pennsylvania  
Tax Parcel No. 20-072-083

\$706.89

Respectfully submitted,

PORTNOFF LAW ASSOCIATES, LTD.

Date: October 11, 2023

BY: /s/ Russell E. Bryant  
RUSSELL E. BRYANT, ESQUIRE  
Attorney for Plaintiff

## Fee Schedule

<b>ACTION</b>	<b>COLLECTION FEES</b>
Validation notice	\$25.00 per notice
Notice of delinquent claim and fee shifting	\$40.00 per notice, plus applicable postage
Bookkeeping fee for Payment Plan of 3 months or less	\$25.00
Bookkeeping fee for Payment Plan more than 3 months	\$50.00
Handling Fee for Returned Check	\$25.00

<b>ACTION</b>	<b>ATTORNEY FEES</b>
Initial review and sending first legal demand letter	\$175.00
File Lien and prepare Satisfaction	\$250.00
Prepare Writ of Scire Facias	\$250.00
Prepare and mail letter under Pa. R.C.P. §237.1	\$50.00
Prepare Default Judgment	\$175.00
Research, prepare and obtain re-issued Writ	\$175.00
Prepare Praecipe to Amend	\$100.00
Prepare Motion to Amend	\$150.00
Present Motion to Amend	\$50.00
Obtain vehicle identification number (VIN) for mobile home	\$100.00
Prepare Motion for Alternate Service	\$250.00
Present Motion for Alternate Service	\$50.00
Prepare Motion to Consolidate Claims	\$250.00
Present Motion to Consolidate Claims	\$50.00
Prepare Motion to Add United States as defendant	\$250.00
Present Motion to Add United States as defendant	\$250.00
Prepare Writ of Execution	\$800.00
Preparation for sheriff's sale; Review Schedule of Distribution and Resolve Distribution Issues	\$400.00
Prepare Motion to Continue Sheriff's sale	\$50.00
Present Motion to Continue Sheriff's sale	\$50.00
Prepare Petition for Free and Clear Sale	\$400.00
Present Petition for Free and Clear Sale	\$50.00
Services not covered above	At an hourly rate between \$75.00-\$275.00 per hour

There may also be added to a delinquent account the costs, expenses and fees incurred in collection such as, but not limited to, postage, title searches, court fees and sheriff fees. Additionally, should a lien be filed, interest in accordance with 53 P.S. § 7143 of the Municipal Claims and Tax Liens Act will begin to accrue on the date of the filing of the lien and will continue to accrue on a daily basis, increasing the amount of the balance due.

The collection fees and the attorney fees listed above will be assessed only if the corresponding action is performed. If legal proceedings had begun prior to the mailing of this letter, one or more of the actions listed above may have been performed and the corresponding fee(s) may have been assessed prior to the date of this letter.

*Lower Makefield Township*