

By virtue of Writ of Execution issued out of the Court of Common Pleas; Civil Division of the County of Bucks to me directed; will be sold at public sale on Friday, February 10, 2023 at eleven o'clock A.M. prevailing time in the Bucks County Administration Building the following real estate

- 1 Writ of Execution: 2015-00156
 Receipt Number: 2019 1 15368
Adjourned Tax Parcel: 31-028-074
to Real Debt: \$350,084.04
4/14/2023 Attorney for Plt: Daniel Capecci
 US BANK TRUST N.A. AS TRUSTEE OF THE SCIG SERIES III TRUST VS. JAMES
 MCANDREW, ELIZABETH A. MCANDREW, 611 RISING SUN AVENUE, HOLLAND.
 MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.

- 2 Writ of Execution: 2016-06599
 Receipt Number: 2022 1 10767
Adjourned Tax Parcel: 15-011-122
to Real Debt: \$520,948.39
4/14/2023 Attorney for Plt: Christopher DeNardo
 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION VS. ROBERT W. MAHER,
 BETH A. MAHER, THE UNITED STATES OF AMERICA C/O THE UNITED STATES
 ATTORNEY FOR THE EASTERN DISTRICT OF PA, 111 BRINKLEY DRIVE,
 SELLERSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF HILLTOWN.

- 3 Writ of Execution: 2016-07034
 Receipt Number: 2022 1 14088
Off Tax Parcel: 48-028-011-010
 Real Debt: \$674,830.86
 Attorney for Plt: Cristina L Connor
 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE
 FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-B VS. ANDREW KAMPF AKA
 ANDREW WILLIAM KAMPF, JOANNA KAMPF AKA JOANNA M. KAMPF, THE UNITED
 STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE
 SERVICE, 1450 DONNA DRIVE, SOUTHAMPTON. MESSUAGE AND TRACT IN THE
 TOWNSHIP OF UPPER SOUTHAMPTON.

- 4 Writ of Execution: 2017-02680
 Receipt Number: 2018 1 21197
Off Tax Parcel: 22-065-239
 Real Debt: \$41,156.80
 Attorney for Plt: Emmanuel Argentieri
 U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN
 2016-SC6 TITLE TRUST VS. DONNA MARIE LAGHJICHI A/K/A DONNAMARIE
 LAGHJICHI, 72 QUARRY ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE
 TOWNSHIP OF MIDDLETOWN.

- 5 Writ of Execution: 2018-00703
 Receipt Number: 2022 1 10496
Adjourned Tax Parcel: 05-061-456
to Real Debt: \$3,573.68
4/14/2023 Attorney for Plt: Robert Daday
 BRISTOL TOWNSHIP VS. JOE LOUIS JONES, UNITED STATES OF AMERICA, 1243
 PLYMOUTH AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF
 BRISTOL.

6 Writ of Execution: 2018-03174
 Receipt Number: 2021 1 10408
 Adjourned Tax Parcel: 05-037-070
 to Real Debt: \$183,110.33
 4/14/2023 Attorney for Plt: Chelsea Nixon
 LAKEVIEW LOAN SERVICING LLC. VS. CHRIS MICHAEL HIEL JR., 23 WHITEWOOD
 DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

7 Writ of Execution: 2018-03596
 Receipt Number: 2022 1 14089
 Adjourned Tax Parcel: 02-023-119
 to Real Debt: \$295,402.39
 3/10/2023 Attorney for Plt: Edward Mckee
 COBA, INC ASSIGNEE OF TDBANK, N.A. VS. GREGORI S. PHELAN SR. AKA
 GREGORI S. PHELAN, 941 LOCUST AVENUE, BENSLEM. MESSUAGE AND TRACT
 IN THE TOWNSHIP OF BENSLEM.

8 Writ of Execution: 2018-04602
 Receipt Number: 2022 1 13502
 Tax Parcel: 49-037-094
 Real Debt: \$319,441.38
 Attorney for Plt: Robert Crawley
 BANK OF AMERICA, N.A. VS. DOROTHY J. ROSE, 1259 IRMA ROAD, WARMINSTER.
 MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.

Sold to Attorney
 \$1,230.82

9 Writ of Execution: 2018-06011
 Receipt Number: 2021 1 12848
 From Tax Parcel: 02-049-114
 1/13/2023 Real Debt: \$332,095.21
 Sale Attorney for Plt: Terrence McCabe
 U.S BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY
 BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST VS. TIMOTHY
 P. BECKEL, JEANETTE BECKEL A/K/A JEANETTE P. BECKEL, 2472 BRANDON
 COURT, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.

Sold to Attoreny
 \$1.372.59

10 Writ of Execution: 2018-06207
 Receipt Number: 2022 1 13499
 Off Tax Parcel: 13-024-132
 Real Debt: \$284,628.47
 Attorney for Plt: Robert Crawley
 U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR TREEHOUSE
 SERIES V TRUST VS. ROBERT LIBERATORE, TERRI LIBERATORE AKA TERRI
 REAM, 73 THIMBLEBERRY LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE
 TOWNSHIP OF FALLS.

11 Writ of Execution: 2018-06608
 Receipt Number: 2022 1 09842
 From Tax Parcel: 13-034-020
 11/10/2022 Real Debt: \$267,646.76
 Sale Attorney for Plt: Stephen Hladik
 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE HOLDERS
 OF THE BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2005-AC6-ASSET-
 BACKED CERTIFICATES, SERIES 2005-AC6 VS. ANNA SUCHOCKA, JANUSZ
 CHWASTOWICZ, 503 CURTIS DRIVE, MORRISVILLE. MESSUAGE AND TRACT IN
 THE TOWNSHIP OF FALLS.

Sold to Central Penn Capital Mgt LLC\$

- 12 Writ of Execution: 2018-07009
Receipt Number: 2022 1 08312
Adjourned Tax Parcel: 31-036-050
to Real Debt: \$274,413.02
3/10/2023 Attorney for Plt: Robert Flacco
LAKEVIEW LOAN SERVICING, LLC VS. ANDREW GREGORY LEVIN AKA GREG LEVIN IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF KIMBERLY LEVIN AKA KIMBERLY A. PLENZIEL LEVIN; JACOB LEVIN AKA JAKE LEVIN IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF KIMBERLY LEVIN AKA KIMBERLY A. PLENZIEL LEVIN; MINOR DEFENDANT 1 IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF KIMBERLY LEVIN AKA KIMBERLY A. PLENZIEL LEVIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT TITTLE OR INTEREST FROM OR UNDER KIMBERLY LEVIN AKA KIMBERLY A. PLENZIEL LEVIN, 253 CLINTON COURT, HOLLAND. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 13 Writ of Execution: 2019-00392
Receipt Number: 2022 1 04624
Adjourned Tax Parcel: 13-019-397
to Real Debt: \$215,187.16
4/14/2023 Attorney for Plt: Terrence McCabe
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER AS SUCCESSOR BY MERGER TO PACIFIC UNION FINANCIAL LLC VS. JOELLE STRICKLAND, DANIEL COSTELLO, 58 VILLAGE LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 14 Writ of Execution: 2019-00893
Receipt Number: 2022 1 14086
Adjourned Tax Parcel: 05-038-078
to Real Debt: \$128,715.43
4/14/2023 Attorney for Plt: Michael McKeever
PENNSYLVANIA HOUSING FINANCE AGENCY VS. NICHOLAS J. PENTONY, 270 GOLDENRIDGE DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

- 15 Writ of Execution: 2019-02873
Receipt Number: 2022 1 11159
Adjourned Tax Parcel: 05-074-141
to Real Debt: \$172,053.68
4/14/2023 Attorney for Plt: Michael McKeever
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST VS. JOY PIPITO SOLELY IN HER CAPACITY AS HEIR OF ARTHUR VAN HART AKA ARTHUR F. VAN HART, DECEASED; DONNA VANHART AKA DONNA WILEY SOLELY IN HER CAPACITY AS HEIR OF ARTHUR VAN HART AKA ARTHUR F. VAN HART, DECEASED; DORMA VAN HART SOLELY IN HER CAPACITY AS HEIR OF ARTHUR VAN HART AKA ARTHUR F. VAN HART, DECEASED; MARGARET VAN HART SOLELY IN HER CAPACITY AS HEIR OF ARTHUR VAN HART AKA ARTHUR F. VAN HART, DECEASED; RAYMOND VAN HART SOLELY IN HIS CAPACITY AS HEIR OF ARTHUR VAN HART AKA ARTHUR F. VAN HART, DECEASED; CHARLENE VAN HART SOLELY IN HER CAPACITY AS HEIR OF ARTHUR VAN HART AKA ARTHUR F. VAN HART, DECEASED; VALERIE VAN HART SOLELY IN HER CAPACITY AS HEIR OF ARTHUR VAN HART AKA ARTHUR F. VAN HART, DECEASED; ARTHUR VAN HART III, SOLELY IN HIS CAPACITY AS HEIR OF ARTHUR VAN HART AKA ARTHUR F. VAN HART, DECEASED; CHARLES K. VAN HART SOLELY IN HIS CAPACITY AS HEIR OF ARTHUR VAN HART AKA ARTHUR F. VAN HART, DECEASED; 7023 BEAVER DAM ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 16 Writ of Execution: 2019-03369
Receipt Number: 2022 1 06594
Adjourned Tax Parcel: 05-072-028
to Real Debt: \$171,158.91
6/9/2023 Attorney for Plt: Kenya Bates
M&T BANK VS. ROBERT CHARLES ASH, 43 FAVORED LANE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 17 Writ of Execution: 2019-04485
Receipt Number: 2022 1 08287
Off Tax Parcel: 22-048-014
Real Debt: \$236,087.74
Attorney for Plt: Matthew Fallings
MOVEMENT MORTGAGE, LLC VS. DANIEL T. SZLEZAK, SYLWIA SZLEZAK, 1 TERRACE ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 18 Writ of Execution: 2019-04943
Receipt Number: 2022 1 13501
Adjourned Tax Parcel: 30-011-031
to Real Debt: \$3,680.56
4/14/2023 Attorney for Plt: Robert Daday
PALISADES SCHOOL DISTRICT VS. EDWARD HAAS, JR., 8260 EASTON ROAD, OTTSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF NOCKAMIXON.

- 19 Writ of Execution: 2019-05305
Receipt Number: 2022 1 07587
Off Tax Parcel: 21-008-032-020
Real Debt: \$308,666.20
Attorney for Plt: Michael McKeever
AMERIHOM MORTGAGE COMPANY, LLC VS. BRENDA BROLLY, 113 WESTBROOK ROAD, FEASTERVILLE TREVOS. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON.
- 20 Writ of Execution: 2019-06405
Receipt Number: 2022 1 05682
Adjourned to 4/14/2023 Tax Parcel: 20-014-128-627-00A
Real Debt: \$149,945.48
Attorney for Plt: Emmanuel Argentieri
SELECT PORTFOLIO SERVICING, INC. VS. MARLENA VENTURA, 627A ROSE HOLLOW DRIVE, YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 21 Writ of Execution: 2019-06680
Receipt Number: 2022 1 11062
From 12/9/2022 Tax Parcel: 02-061-050
Real Debt: \$270,263.81
Sale Attorney for Plt: Michael McKeever
MIDFIRST BANK VS. KATHLEEN PEREZ, ANGEL A. PEREZ, 1048 CORNWELLS AVENUE, BENSALAM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALAM.
- 22 Writ of Execution: 2019-06719
Receipt Number: 2022 1 10510
Adjourned to 4/14/2023 Tax Parcel: 42-005-037-003
Real Debt: \$472,971.57
Attorney for Plt: Christopher DeNardo
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER VS. JOHN D. SABOLCIK, ADMINISTRATOR OF THE ESTATE OF LAURETTE SABOLCIK, DECEASED, 980 STATE ROAD, COOPERSBURG. MESSUAGE AND TRACT IN THE TOWNSHIP OF SPRINGFIELD.
- 23 Writ of Execution: 2019-06730
Receipt Number: 2022 1 10399
Off Tax Parcel: 21-023-155
Real Debt: \$120,141.33
Attorney for Plt: Powers Kirn LLC
WELLS FARGO BANK, NA S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION VS. BARBARA A. LANG, 2021 SCOTT STREET, TREVOS. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON.
- 24 Writ of Execution: 2019-06853
Receipt Number: 2022 1 08489
Adjourned to 3/10/2023 Tax Parcel: 05-012-037-001
Real Debt: \$247,169.47
Attorney for Plt: Matthew Fallings
AMERIHOM MORTGAGE COMPANY, LLC VS. BRENDA G. MARTIN, 1405 PENNSYLVANIA AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

Sold to Attoreny\$

- 25 Writ of Execution: 2019-07357
Receipt Number: 2022 1 10973
Adjourned Tax Parcel: 09-023-066
to Real Debt: \$116,491.14
4/14/2023 Attorney for Plt: Brock and Scott
WELLS FARGO BANK, N.A. VS. JOHN J. O'DONNELL, 11 PEBBLE WOODS DRIVE,
DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF DOYLESTOWN.
- 26 Writ of Execution: 2019-08766
Receipt Number: 2022 1 08989
Adjourned Tax Parcel: 09-028-016
to Real Debt: \$460,118.72
3/10/2023 Attorney for Plt: Robert Crawley
REVERSE MORTGAGE SOLUTIONS INC. VS. MICHELE GIASONE, JOSEPH A.
GIASONE, 124 ROGERS ROAD, FURLONG. MESSUAGE AND TRACT IN THE
TOWNSHIP OF DOYLESTOWN.
- 27 Writ of Execution: 2020-00427
Receipt Number: 2022 1 06981
Adjourned Tax Parcel: 22-079-036
to Real Debt: \$226,930.98
4/14/2023 Attorney for Plt: Emmanuel Argentieri
SELECT PORTFOLIO SERVICING, INC. VS. KAREN A. BURGHARDT, ADAM E.
BURGHARDT, JR. AKA ADAM E. BURGHARDT, THE UNITED STATES OF AMERICA,
229 BARNSBURY ROAD, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP
OF MIDDLETOWN.
- 28 Writ of Execution: 2020-00448
Receipt Number: 2022 1 00563
Off Tax Parcel: 29-046-022
Real Debt: \$430,389.80
Attorney for Plt: M. Troy Freedman
FIRST GUARANTY MORTGAGE CORPORATION VS. MARC HAWTHORNE AKA
MARC ALLEN HAWTHORNE, SHERRIE JAMES-HAWTHORNE AKA SHERRIE
LASHAWN JAMES-HAWTHORNE, 46 NORTHRUP COURT, NEWTOWN. MESSUAGE
AND TRACT IN THE TOWNSHIP OF NEWTOWN.
- 29 Writ of Execution: 2020-00640
Receipt Number: 2022 1 01678
Adjourned Tax Parcel: 02-072-296
to Real Debt: \$245,147.35
4/14/2023 Attorney for Plt: Robert Flacco
LAKEVIEW LOAN SERVICING, LLC. VS. NICHOLAS TAYLOR, 4124 PORTSMOUTH
COURT, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 30 Writ of Execution: 2020-00723
Receipt Number: 2021 1 12216
Adjourned Tax Parcel: 13-004-844
to Real Debt: \$218,541.10
4/14/2023 Attorney for Plt: Robert Flacco
REVERSE MORTGAGE SOLUTIONS INC. VS. JOHN T. LIVINGSTON AKA JOHN
LIVINGSTON, 96 LIBERTY DRIVE, LANGHORNE. MESSUAGE AND TRACT IN THE
TOWNSHIP OF FALLS.

- 31 Writ of Execution: 2020-01067
Receipt Number: 2022 1 13503
Adjourned Tax Parcel: 52-018-040
to Real Debt: \$214,101.30
4/14/2023 Attorney for Plt: Andrew Marley
LAKEVIEW LOAN SERVICING, LLC. VS. RAYMOND N. PERILLI, JR. AKA RAYMOND
NAZZARENO PERILLI, JR., SHERRY L. PERILLI, 1009 LURAY CIRCLE, TELFORD.
MESSUAGE AND TRACT IN THE TOWNSHIP OF WEST ROCKHILL.
- 32 Writ of Execution: 2020-01982
Receipt Number: 2022 1 10397
Adjourned Tax Parcel: 05-025-082-312
to Real Debt: \$78,588.95
4/14/2023 Attorney for Plt: Adam Friedman
US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE IGLOO SERIES IV
TRUST VS. ROBERT GERARD JR., 54 NATALIE COURT, LEVITTOWN. MESSUAGE
AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 33 Writ of Execution: 2020-03017
Receipt Number: 2021 1 15200
Adjourned Tax Parcel: 05-050-017
to Real Debt: \$207,751.00
4/14/2023 Attorney for Plt: Alicia Sandoval
WILMINGTON SAVINGS FUND SOCIETY FSB NOT INDIVIDUALLY BUT SOLELY AS
TRUSTEE FOR NATIONSTAR HECM ACQUISITION TRUST 2020-1 VS. RONALD C.
LITTLE JR., IN HIS CAPACITY AS KNOWN HEIR OF MARY ANN LITTLE,
DECEASED; GARY F. LITTLE IN HIS CAPACITY AS KNOWN HEIR OF MARY ANN
LITTLE DECEASED; DEBRA A. HOOD AKA DEBRA MANNOCCI IN HER CAPACITY
AS KNOWN HEIR OF MARY ANN LITTLE DECEASED; DONNA L. MCTAMNEY IN
HER CAPACITY AS KNOWN HEIR OF MARY ANN LITTLE DECEASED; UNKNOWN
HEIRS, SUCCESSORS, AND ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST UNDER MARY ANN
LITTLE DECEASED; 88 CORAL LANE, LEVITTOWN. MESSUAGE AND TRACT IN
THE TOWNSHIP OF BRISTOL.
- 34 Writ of Execution: 2020-03406
Receipt Number: 2022 1 13500
Off Tax Parcel: 30-012-023
Real Debt: \$4,803.97
Attorney for Plt: Robert Daday
PALISADES SCHOOL DISTRICT VS. KEVIN P. REED, 62 LAURIE HILL ROAD,
OTTSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF NOCKAMIXION.
- 35 Writ of Execution: 2020-05499
Receipt Number: 2021 1 00506
Adjourned Tax Parcel: 42-004-083-005
to Real Debt: \$76,056.93
5/12/2023 Attorney for Plt: Kelly Eberle
PENN COMMUNITY BANK FORMERLY KNOWN AS FIRST SAVINGS BANK OF
PERKASIE VS. JASON THOMAS KRAMER, HEATHER LYNN BUSKIRK, 2088 SALEM
ROAD, COOPERSBURG. MESSUAGE AND TRACT IN THE TOWNSHIP OF
SPRINGFIELD.

- 36 Writ of Execution: 2021-00936
Receipt Number: 2022 1 12780
Adjourned to Tax Parcel: 05-011-006
to Real Debt: \$163,323.63
4/14/2023 Attorney for Plt: Michael McKeever
U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR THE HOLDERS OF THE CIM TRUST 2017-5, MORTGAGE-BACKED NOTES SERIES 2017-S VS. JAMES F. SMITH, 819 SIXTH AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 37 Writ of Execution: 2021-02115
Receipt Number: 2022 1 01471
Adjourned to Tax Parcel: 05-043-269
to Real Debt: \$96,635.05
3/10/2023 Attorney for Plt: Patrick Wesner
MEB LOAN TRUST IV, US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE VS. JOSEPH F. O'NEILL, JR. 10 CHESTNUT LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 38 Writ of Execution: 2021-04900
Receipt Number: 2021 1 14791
Adjourned to Tax Parcel: 22-036-191
to Real Debt: \$288,247.63
5/12/2023 Attorney for Plt: Robert Crawley
REVERSE MORTGAGE SOLUTIONS, INC. VS. WILLIAM O'SULLIVAN AKA WILLIAM O. SULLIVAN, 619 PARKVIEW AVENUE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 39 Writ of Execution: 2021-05396
Receipt Number: 2022 1 07235
Adjourned to Tax Parcel: 35-009-203
to Real Debt: \$183,305.88
4/14/2023 Attorney for Plt: Robert Crawley
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST VS. DEBRA A. NASE AS EXECUTOR AND HEIR OF EDWARD WARRIS AKA EDWARD T. WARRIS; JEFFREY NASE AS EXECUTOR AND HEIR OF EDWARD WARRIS AKA EDWARD T. WARRIS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD WARRIS AKA EDWARD T. WARRIS, 39 N. PENROSE STREET, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- 40 Writ of Execution: 2021-05489
Receipt Number: 2022 1 05365
Adjourned to Tax Parcel: 06-033-040
to Real Debt: \$392,581.25
3/10/2023 Attorney for Plt: Robert Flacco
PHH MORTGAGE CORPORTION VS. NANCY TOWLE; RICHARD TOWLE, 2980 YORKSHIRE ROAD, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BUCKINGHAM.

- 41 Writ of Execution: 2021-06522
Receipt Number: 2022 1 13712
Adjourned to Tax Parcel: 20-076-001-317
5/12/2023 Real Debt: \$5,686.25
Attorney for Plt: Josephine Lee Wolf
SPRUCE MILL CONDOMINIUM ASSOCIATION VS. JOHN G. KESZNER, KRISTINA L. KESZNER, 2207 BROOKHAVEN DRIVE, YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON.
- 42 Writ of Execution: 2022-00185
Receipt Number: 2022 1 09351
Adjourned to Tax Parcel: 21-035-123
4/14/2023 Real Debt: \$111,011.63
Attorney for Plt: Matthew Fallings
LOANCARE, LLC VS. BRIAN J. NOGA, TRACY M. NOGA, 1941 OAKFORD AVENUE, FEASTERVILLE TREVOSSE. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON.
- 43 Writ of Execution: 2022-00459
Receipt Number: 2022 1 03200
Adjourned to Tax Parcel: 13-019-033
4/14/2023 Real Debt: \$245,817.35
Attorney for Plt: M. Troy Freedman
RUSHMORE LOAN MANAGEMENT SERVICES LLC VS. JESSICA HILBERT, ANDREW HILBERT, 825 GLENMAR ROAD, FAIRLESS HILLS. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 44 Writ of Execution: 2022-00732
Receipt Number: 2022 1 05680
Adjourned to Tax Parcel: 35-004-080
4/14/2023 Real Debt: \$180,481.21
Attorney for Plt: Robert Flacco
LOANCARE, LLC VS. WILLIAM WRIGHT, STEPHANIE WRIGHT, 317 SOUTH 11TH STREET, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- 45 Writ of Execution: 2022-00771
Receipt Number: 2022 1 13680
Adjourned to Tax Parcel: 05-028-447
3/10/2023 Real Debt: \$250,972.78
Attorney for Plt: Christopher DeNardo
REVERSE MORTGAGE FUNDING, LLC. VS. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES MISTRETTO, DECEASED, 4608 BROOKSIDE AVENUE, BRISTOL. MESSUAGE IN THE TOWNSHIP OF BRISTOL.
- 46 Writ of Execution: 2022-00832
Receipt Number: 2022 1 13127
Tax Parcel: 05-003-372
Real Debt: \$279,206.42
Attorney for Plt: Brock and Scott
SANTANDER BANK, N.A. VS. ELEANOR BALASH AKA ELEANOR SUTLIFF, 47 ISLAND ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

Sold to Joe Kontz\$

- 47 Writ of Execution: 2022-00962
 Receipt Number: 2022 1 08285
 Adjourned to 4/14/2023 Tax Parcel: 05-037-220
 Real Debt: \$207,536.22
 Attorney for Plt: Powers Kirn LLC
 WELLS FARGO BANK, N.A. VS. DAVID A. LAUB, JR., 27 GOLDENRIDGE DRIVE,
 LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 48 Writ of Execution: 2022-01041
 Receipt Number: 2022 1 07588
 Adjourned to 5/12/2023 Tax Parcel: 13-029-199
 Real Debt: \$180,482.25
 Attorney for Plt: Robert Crawley
 MORTGAGE ASSETS MANAGEMENT, LLC VS. SUSAN N. KEEN, 649 CAMPUS DRIVE,
 PERKASIE. MESSUAGE AND TRACT IN THE TOWNSHIP OF EAST ROCKHILL.
- 49 Writ of Execution: 2022-01397
 Receipt Number: 2022 1 14087
 Tax Parcel: 05-021-071
 Real Debt: \$293,679.86
 Attorney for Plt: Michael McKeever
 MIDFIRST BANK VS. TARA HALLMAN, CHRISTOPHER L. HALLMAN, 4 PLUMTREE
 ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 50 Writ of Execution: 2022-01638
 Receipt Number: 2022 1 08059
 Adjourned to 4/14/2023 Tax Parcel: 02-049-695
 Real Debt: \$197,784.12
 Attorney for Plt: Powers Kirn LLC
 WELLS FARGO BANK, NA VS. ANTHONY B. KOZAR, 2538 SHARON COURT,
 BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 51 Writ of Execution: 2022-02092
 Receipt Number: 2022 1 09332
 Off Tax Parcel: 35-006-048-037
 Real Debt: \$129,153.59
 Attorney for Plt: Matthew Fallings
 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT
 INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
 VS. JOSHUA SANDLER, TAMMY R. SANDLER, 107 JEFFERSON COURT,
 QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- 52 Writ of Execution: 2022-02109
 Receipt Number: 2022 1 13564
 Off Tax Parcel: 03-002-005-009
 Real Debt: \$87,860.17
 Attorney for Plt: Edward Mckee
 COBA, INC. VS. EDWARD J. CONRAD, JR., 1540 DEER LANE, UPPER BLACK EDDY.
 MESSUAGE AND TRACT IN THE TOWNSHIP OF BRIDGETON.

- 53 Writ of Execution: 2022-02511
 Receipt Number: 2022 1 11559 **Sold to Joe Theurer**
 From Tax Parcel: 13-016-269 **\$250,000.00**
 1/13/2023 Real Debt: \$185,347.16
 Sale Attorney for Plt: Robert Flacco
 FIFTH THIRD BANK, NATIONAL ASSOCIATON VS. RYAN SHIELDS, 815 TRENTON ROAD, FAIRLESS HILLS. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 54 Writ of Execution: 2022-02598
 Receipt Number: 2022 1 14090 **Sold to Attorney**
 Tax Parcel: 02-013-105 **\$1,230.82**
 Real Debt: \$242,072.13
 Attorney for Plt: Robert Flacco
 FREEDOM MORTGAGE CORPORATION VS. MARYANN BRADLEY, 3606 MORROW DRIVE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 55 Writ of Execution: 2022-02649
 Receipt Number: 2022 1 12779
 Off Tax Parcel: 22-062-126
 Real Debt: \$256,771.99
 Attorney for Plt: Christopher DeNardo
 LAKEVIEW LOAN SERVICING, LLC VS. WILLIAM RUFFING, 47 CRESTWOOD ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 56 Writ of Execution: 2022-02749
 Receipt Number: 2022 1 13681
 Adjourned to Tax Parcel: 05-021-128
 4/14/2023 Real Debt: \$220,998.85
 Attorney for Plt: Christopher DeNardo
 SIWELL, INC DBA CAPITAL MORTGAGE SERVICE OF TEXAS VS. WILLIAM J. LEUPOLD, MELANIE LEUPOLD, 77 PLUMRIDGE DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 57 Writ of Execution: 2022-03677
 Receipt Number: 2022 1 13160
 Adjourned to Tax Parcel: 02-029-245
 4/14/2023 Real Debt: \$274,956.60
 Attorney for Plt: Jill Fein
 PLANET HOME LENDING, LLC. VS. MEGAN C. ROWLANDS, THE UNITED STATES OF AMERICA, 1098 WHITTIER AVENUE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 58 Writ of Execution: 2022-03782
 Receipt Number: 2022 1 13136
 Tax Parcel: 36-038-062-001
 Real Debt: \$58,009.78
 Attorney for Plt: Gregory Javardian
 CITIZENS BANK, N.A. SBM TO CITIZENS BANK OF PENNSYLVANIA VS. WENDY L. BACON AKA WENDY L. CONTI, CHARLES J. CONTI, SR., 1499 SOUTH OLD BETHLEHEM PIKE, QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF RICHLAND.

- 59 Writ of Execution: 2022-03842
 Receipt Number: 2022 1 13682
 Adjourned to 3/10/2023 Tax Parcel: 02-032-241
 Real Debt: \$117,622.90
 Attorney for Plt: Christopher DeNardo
 NATIONSTAR MORTGAGE LLC, d/b/a MR. COOPER VS. ARTHUR KRAIKER, 1424 BROWN AVENUE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 60 Writ of Execution: 2022-04019
 Receipt Number: 2022 1 14085
 Off Tax Parcel: 05-075-153
 Real Debt: \$123,754.46
 Attorney for Plt: Michael McKeever
 LEGACY MORTGAGE ASSET TRUST 2020-GS4 VS. ALISON BRENNAN, 2 KRAFT LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 61 Writ of Execution: 2022-04170
 Receipt Number: 2022 1 14200
 Off Tax Parcel: 20-003-004-003
 Real Debt: \$519,949.24
 Attorney for Plt: Michael McKeever
 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-1 VS. JON DEBOW AKA JON P. DEBOW, MICHELLE DEBOW, 2270 JASE DRIVE, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 62 Writ of Execution: 2022-04270
 Receipt Number: 2022 1 14198
 Adjourned to 4/14/2023 Tax Parcel: 15-007-096
 Real Debt: \$215,272.64
 Attorney for Plt: Powers Kim LLC
 WELLS FARGO BANK, N.A. VS. JAMES J. KEESLER, AMY KEESLER, 144 HAMPSHIRE DRIVE, SELLERSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF HILLTOWN.
- 63 Writ of Execution: 2022-04316
 Receipt Number: 2022 1 13713
 Adjourned to 4/14/2023 Tax Parcel: 39-008-153-00A
 Real Debt: \$224,465.24
 Attorney for Plt: Robert Flacco
 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION VS. JUSTIN FREED, RACHEL WILSON, 145 A DIAMOND STREET, SELLERSVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF SELLERSVILLE.
- 64 Writ of Execution: 2022-04513
 Receipt Number: 2022 1 13280
 Off Tax Parcel: 05-043-409
 Real Debt: \$71,968.35
 Attorney for Plt: Leon Haller
 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY VS. CHRISTINE O'BRIEN, WILLIAM O'BRIEN, 79 GREENBROOK DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

65 Writ of Execution: 2022-04850
Receipt Number: 2022 1 14199
Adjourned Tax Parcel: 13-025-018
to Real Debt: \$236,723.58
4/14/2023 Attorney for Plt: Powers Kim LLC
PENNYMAC LOAN SERVICES, LLC VS. DENNIS WALLACE, CYNTHIA D. VINGARA,
161 WILLOW DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF
FALLS.