

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, March 10, 2023 at eleven o'clock A.M. prevailing time in the Bucks County Administration Building the following real estate

- 1 Writ of Execution: 2015-02815
 Receipt Number: 2022 1 15134
 Adjourned to 5/12/2023 Tax Parcel: 02-013-106
 Real Debt: \$239,141.77
 Attorney for Plt: Brock and Scott
 UMB BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII VS. ANTHONY PARSONS, KIMBERLY A. PARSONS AKA KIMBERLY PARSONS, 3614 MORROW DRIVE, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 2 Writ of Execution: 2015-05122
 Receipt Number: 2022 1 14759
 Adjourned to 5/12/2023 Tax Parcel: 34-004-035-001-001
 Real Debt: \$495,816.87
 Attorney for Plt: Patrick Wesner
 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-3 C/O SHELLPOINT MORTGAGE SERVICING VS. MICHAEL KANTER, TAMARA KANTER, 5587 STUMP ROAD, PIPERSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF PLUMSTEAD.
- 3 Writ of Execution: 2017-02889
 Receipt Number: 2022 1 05859
 From 1/13/2023 Tax Parcel: 06-021-100-001
 Real Debt: \$1,069,584.83
 Sale Attorney for Plt: Benjamin Hoer
 LSF9 MASTER PARTICIPATION TRUST VS. JON C. CUTLER AND JEANNE A. CUTLER, 1249 PINEVILLE ROAD, NEW HOPE. MESSUAGE AND TRACT IN THE TOWNSHIP OF BUCKINGHAM.
 Sold to Attorney
 \$1,483.46
- 4 Writ of Execution: 2017-03139
 Receipt Number: 2022 1 04623
 Adjourned to 4/14/2023 Tax Parcel: 02-036-088
 Real Debt: \$285,217.34
 Attorney for Plt: Terrence McCabe
 U. S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF LFS9 MASTER PARTICIPATION TRUST VS. BARBARA A. FISHER, FRANKLIN P. FISHER JR., DEAN J. FISHER, 2829 COLMAR AVENUE, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 5 Writ of Execution: 2017-03723
 Receipt Number: 2022 1 09779
 From 1/13/2023 Tax Parcel: 22-085-029
 Real Debt: \$594,952.64
 Sale Attorney for Plt: Patrick Wesner
 WILMINGTON SAVINGS FUND SOCIETY FSB AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A VS. OLEG ZHUIKO, NATALIA ZHUIKO, 350 LAUREL OAKS DRIVE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
 Sold to Attorney
 \$1,303.28

- 6 Writ of Execution: 2017-06258
Receipt Number: 2021 1 12005
Adjourned to 5/12/2023 Tax Parcel: 05-038-230
Real Debt: \$168,005.69
Attorney for Plt: Robert Flacco
REVERSE MORTGAGE SOLUTIONS INC. VS. JAMES W. THOMAS, 16 GABLE HILL ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 7 Writ of Execution: 2018-00256
Receipt Number: 2022 1 10091
Adjourned to 5/12/2023 Tax Parcel: 31-036-247
Real Debt: \$248,569.15
Attorney for Plt: Jill Fein
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F VS. STEVEN PAULK JR. AND KAREN PAULK, 7 VAN HORN PLACE, SOUTHAMPTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 8 Writ of Execution: 2018-02369
Receipt Number: 2018 1 13961
Adjourned to 6/9/2023 Tax Parcel: 02-007-313
Real Debt: \$158,934.37
Attorney for Plt: Stephen Hladik
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2006-2 ASSET BACKED NOTES VS. JUANITA SHAH A/K/A JUANITA ROWSER SHAH A/K/A JUANITA ROWSER, JOSEPH T. FINN, ELEANOR S. FINN, 4383 GARFIELD LANE, TREVOSE A/K/A FEASTERVILLE TREVOSE. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 9 Writ of Execution: 2018-03109
Receipt Number: 2021 1 10627
Adjourned to 5/12/2023 Tax Parcel: 50-035-187-024-244
Real Debt: \$181,435.48
Attorney for Plt: Emmanuel Argentieri
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT VS STEVEN KITTY, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE, 244 SASSAFRAS COURT, WARRINGTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARRINGTON.
- 10 Writ of Execution: 2018-03596
Receipt Number: 2022 1 14089
Adjourned to 6/9/2023 Tax Parcel: 02-023-119
Real Debt: \$295,402.39
Attorney for Plt: Edward Mckee
COBA, INC ASSIGNEE OF TD BANK, N.A. VS. GREGORI S. PHELAN SR. AKA GREGORI S. PHELAN, 941 LOCUST AVENUE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.

- 11 Writ of Execution: 2018-03816
 Receipt Number: 2022 1 15077
 Adjourned to 5/12/2023 Tax Parcel: 20-055-01K-639-00B
 Real Debt: \$217,593.93
 Attorney for Plt: Adam Friedman
 U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF CHALET SERIES III TRUST VS. TOBIAS F. CABRAL, MELISSA K. CABRAL, THE UNITED STATES OF AMERICA, 639B PALMER LANE, YARDLEY. MESSAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 12 Writ of Execution: 2018-04600
 Receipt Number: 2022 1 08988
 Off Tax Parcel: 22-074-095
 Real Debt: \$474,399.67
 Attorney for Plt: Adam Friedman
 U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST VS. THOMAS F. CRAWFORD, JOAN T. CRAWFORD, UNITED STATES OF AMERICA, 1361 TAYLOR DRIVE, LANGHORNE. MESSAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 13 Writ of Execution: 2018-04788
 Receipt Number: 2022 1 01770
 Adjourned to 5/12/2023 Tax Parcel: 05-075-024
 Real Debt: \$244,261.58
 Attorney for Plt: Powers Kirm LLC
 PENNYMAC LOAN SERVICES VS. LINDA BROWN, BRADLEY S. BROWN AKA BRADLEY BROWN, THE UNITED STATES OF AMERICA, 32 JONQUIL LANE, LEVITTOWN. MESSAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 14 Writ of Execution: 2018-05640
 Receipt Number: 2020 1 04478
 Adjourned to 7/14/2023 Tax Parcel: 05-024-088-001
 Real Debt: \$3,427.30
 Attorney for Plt: Robert Daday
 BRISTOL TOWNSHIP VS. ANTOINETTE DENUCCI, 2900 OLD RODGERS ROAD, BRISTOL. MESSAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 15 Writ of Execution: 2018-05869
 Receipt Number: 2022 1 15242
 Tax Parcel: 05-060-376
 Real Debt: \$192,304.45
 Attorney for Plt: Michael McKeever
 PENNYMAC LOAN SERVICES LLC VS. ARTHUR WILLIAMS AS ADMINISTRATOR OF THE ESTATE OF ISABELLE H. WILLIAMSON A/K/A ISABELLE WILLIAMSON DECEASED, GLEN WILLIAMS AS ADMINISTRATOR OF THE ESTATE OF ISABELLE H. WILLIAMSON A/K/A ISABELLE WILLIAMSON DECEASED, JERITA WILLIAMS AS ADMINISTRATRIX OF THE ESTATE OF ISABELLE H. WILLIAMSON A/K/A ISABELLE WILLIAMSON DECEASED, MARK WILLIAMS AS ADMINISTRATOR OF THE ESTATE OF ISABELLE H. WILLIAMSON A/K/A ISABELLE WILLIAMSON DECEASED, TIMOTHY WILLIAMS AS ADMINISTRATOR OF THE ESTATE OF ISABELLE H. WILLIAMSON A/K/A ISABELLE WILLIAMSON DECEASED, 1305 BATH ROAD, BRISTOL. MESSAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- Sold to Attorney
\$1,436.20

- 16 Writ of Execution: 2018-06590
Receipt Number: 2022 1 09504
Adjourned Tax Parcel: 03-002-012
to Real Debt: \$1,996.27
7/14/2023 Attorney for Plt: Robert Daday
PALISADES SCHOOL DISTRICT VS. NICHOLAS J. PASTORE, 1124 LONELY
COTTAGE ROAD, UPPER BLACK EDDY. MESSUAGE AND TRACT IN THE TOWNSHIP
OF BRIDGETON.
- 17 Writ of Execution: 2018-07009
Receipt Number: 2022 1 08312
Adjourned Tax Parcel: 31-036-050
to Real Debt: \$274,413.02
5/12/2023 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.
- 18 Writ of Execution: 2018-07091
Receipt Number: 2022 1 12951
Adjourned Tax Parcel: 05-013-290
to Real Debt: \$2,245.75
5/12/2023 Attorney for Plt: Robert Daday
BRISTOL TOWNSHIP VS. STEVEN A. KRUSZEWSKI, 213 HARRIS AVENUE, BRISTOL.
MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 19 Writ of Execution: 2018-07128
Receipt Number: 2022 1 08987
Adjourned Tax Parcel: 22-016-082 & 22-016-083
to Real Debt: \$260,786.42
4/14/2023 Attorney for Plt: Robert Flacco
REVERSE MORTGAGE SOLUTIONS INC. VS. BARBARA BALOG, 1635 WINTER
AVENUE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF
MIDDLETOWN.
- 20 Writ of Execution: 2019-00477
Receipt Number: 2019 1 11475
Adjourned Tax Parcel: 41-008-013-003
to Real Debt: \$463,228.54
4/14/2023 Attorney for Plt: Kevin Cummings
U.S. BANK TRUST, NATIONAL ASSOCIATION, AS TRUSTEE OF THE CABANA
SERIES III TRUST VS. HARRY A. DEBARI, NANCY K. HOM, UNITED STATES OF
AMERICA, 6054 HONEY HOLLOW ROAD, DOYLESTOWN. MESSUAGE AND TRACT
IN THE TOWNSHIP OF SOLEBURY.

- 21 Writ of Execution: 2019-00631
Receipt Number: 2022 1 01771
Off Tax Parcel: 05-022-494
Real Debt: \$243,485.81
Attorney for Plt: Powers Kim LLC
CITIMORTGAGE, INC. VS. BOBBY FISHER, 1418 MILTON AVENUE AKA 1418 MILTON STREET, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 22 Writ of Execution: 2019-01239
Receipt Number: 2022 1 11560
Adjourned to 5/12/2023 Tax Parcel: 04-008-048 & 04-008-049
Real Debt: \$274,378.17
Attorney for Plt: Robert Crawley
DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT1, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT1 VS. EDWIN ALICEA, THERESA ALICEA, 551-553 LINDEN STREET, BRISTOL. MESSUAGE AND TRACT IN THE BOROUGH OF BRISTOL.
- 23 Writ of Execution: 2019-01495
Receipt Number: 2021 1 03258
Adjourned to 6/9/2023 Tax Parcel: 13-026-095
Real Debt: \$176,937.37
Attorney for Plt: Richard Nalbandian
DEUTSCHE BANK NATIONAL TRUST COMPANY, C/O SELECT PORTFOLIO SERVICING, INC. VS. SHERRIE ERB AND DIANE M. METTE A/K/A DIANA M. METTE, 29 BALD CYPRESS LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 24 Writ of Execution: 2019-01739
Receipt Number: 2022 1 14831
Off Tax Parcel: 20-061-050
Real Debt: \$477,103.07
Attorney for Plt: Michael McKeever
CITIMAE, INC. VS. BETTY JO PRINCE, JOSEPH W. PRINCE, 778 MILL ROAD, YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 25 Writ of Execution: 2019-01773
Receipt Number: 2022 1 12707
Adjourned to 5/12/2023 Tax Parcel: 22-028-085
Real Debt: \$535,102.14
Attorney for Plt: Adam Friedman
U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE IGLOO SERIES IV TRUST VS. JOANNE M. TRUJILLO, 522 VALLEY VIEW ROAD, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 26 Writ of Execution: 2019-02970
Receipt Number: 2022 1 14832
Off Tax Parcel: 22-049-322
Real Debt: \$187,416.69
Attorney for Plt: Cristina L Connor
U.S. BANK NATIONAL ASSOCIATION VS. MICHAEL MURPHY, 107 HOLLYBROOKE DRIVE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.

- 27 Writ of Execution: 2019-03519
 Receipt Number: 2022 1 09954 **Sold to Attorney**
 From Tax Parcel: 05-018-034 **\$1,344.00**
 1/13/2023 Real Debt: \$181,215.60
 Sale Attorney for Plt: Matthew Fallings
 PHH MORTGAGE CORPORATION VS. JASON C. SMITH, LOREAN E. SMITH, 1749
 WILLOW AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF
 BRISTOL.
- 28 Writ of Execution: 2019-03928
 Receipt Number: 2021 1 12357
 Adjoined Tax Parcel: 50-030-123
 to Real Debt: \$367,198.88
 4/14/2023 Attorney for Plt: Brock and Scott
 FREEDOM MORTGAGE CORPORATION VS. BRUCE M. BELT AKA BRUCE BELT,
 CAROLINE BELT, 2158 GREEN RIDGE DRIVE, WARRINGTON. MESSUAGE AND
 TRACT IN THE TOWNSHIP OF WARRINGTON.
- 29 Writ of Execution: 2019-04190
 Receipt Number: 2020 1 08757
 Adjoined Tax Parcel: 31-079-169
 to Real Debt: \$171,386.09
 5/12/2023 Attorney for Plt: Kevin Cummings
 US BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE TIKI SERIES III
 TRUST VS. PETER QUALI, CECILIA QUALI, 40 TREE BARK LANE, HOLLAND.
 MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 30 Writ of Execution: 2019-05773
 Receipt Number: 2021 1 12688
 Adjoined Tax Parcel: 02-094-419
 to Real Debt: \$203,048.12
 6/9/2023 Attorney for Plt: Robert Crawley
 NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING VS. MAURA SANTIAGO,
 419 RUTGERS COURT, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF
 BENSLEM.
- 31 Writ of Execution: 2019-05981
 Receipt Number: 2020 1 03952 **Sold to Pradeep Srinivanan**
 From Tax Parcel: 35-016-018 **\$158,000.00**
 12/9/2022 Real Debt: \$136,630.13
 Sale Attorney for Plt: Meredith Wooters
 WELLS FARGO BANK, N.A. VS. ANGELO P. VENDY AKA ANGELO P. VENDY, JR AKA
 ANGELO VENDY, HAZEL J. VENDY AKA HAZEL VENDY, 82 ALAN LANE,
 QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- 32 Writ of Execution: 2019-06003
 Receipt Number: 2022 1 10090 **Sold to Attorney**
 From Tax Parcel: 20-014-128-627-00B **\$1,310.69**
 1/13/2023 Real Debt: \$294,272.84
 Sale Attorney for Plt: Robert Crawley
 DITECH FINANCIAL LLC. VS. LIA O'LEARY, IN HER CAPACITY AS
 ADMINISTRATRIX AND HEIR OF THE ESTATE OF KEVIN O'LEARY; UNKNOWN
 HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
 CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KEVIN O'LEARY, 627B
 ROSE HOLLOW DRIVE, YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF
 LOWER MAKEFIELD.

- 33 Writ of Execution: 2019-06549
 Receipt Number: 2022 1 09843
Off Tax Parcel: 05-008-416
 Real Debt: \$157,166.61
 Attorney for Plt: Michael McKeever
 WILMINGTON SAVINGS FUND SOCIETY, FSB DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST VS. DAVID JERRI, IN HIS CAPACITY AS HEIR OF BOBBY A. OWENS A/K/A BOBBIE A. OWENS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BOBBY A. OWENS A/K/A BOBBIE A. OWENS, DECEASED, 400 LOUISE AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 34 Writ of Execution: 2019-06853
 Receipt Number: 2022 1 08489
Off Tax Parcel: 05-012-037-001
 Real Debt: \$247,169.47
 Attorney for Plt: Matthew Fallings
 AMERI HOME MORTGAGE COMPANY, LLC VS. BRENDA G. MARTIN, 1405 PENNSYLVANIA AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 35 Writ of Execution: 2019-06900
 Receipt Number: 2022 1 15243
Adjourned to 5/12/2023 Tax Parcel: 02-062-408-002
 Real Debt: \$207,884.19
 Attorney for Plt: Christopher DeNardo
 JPMC SPECIALITY MORTGAGE LLC VS. WINESKA NIEVES, 2675 FINLEY AVENUE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 36 Writ of Execution: 2019-07330
 Receipt Number: 2022 1 12576
Adjourned to 5/12/2023 Tax Parcel: 48-020-126
 Real Debt: \$292,511.70
 Attorney for Plt: Powers Kim LLC
 PENNYMAC LOAN SERVICES LLC VS. TREVOR J. CLONTS AKA TREVOR CLONTS, 1387 E. CUSHMORE ROAD AKA 1387 CUSHMORE ROAD, SOUTHAMPTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF UPPER SOUTHAMPTON.
- 37 Writ of Execution: 2019-07411
 Receipt Number: 2022 1 14760
Adjourned to 5/12/2023 Tax Parcel: 05-033-290
 Real Debt: \$221,495.08
 Attorney for Plt: Robert Flacco
 U.S. BANK NATIONAL ASSOCIATION VS. WILLIAM J. WADE, PATRICIA WADE, 141 IVY HILL ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

- 38 Writ of Execution: 2019-07668
Receipt Number: 2022 1 12579 **Sold to RPK Holdings, LLC**
From Tax Parcel: 05-043-201 **\$206,000.00**
1/13/2023 Real Debt: \$154,352.24
Sale Attorney for Plt: Terrence McCabe
PENNYMAC LOAN SERVICES, LLC VS. TODD BLANCK, 111 OAKTREE DRIVE,
LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 39 Writ of Execution: 2019-07732
Receipt Number: 2022 1 10252
Off Tax Parcel: 23-027-128
Real Debt: \$132,394.85
Attorney for Plt: Lois Vitti
PENNSYLVANIA HOUSING FINANCE AGENCY VS. PATTI A. MOSKAUSKI, 2501
EMERALD LANE, QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF
MILFORD.
- 40 Writ of Execution: 2019-08247
Receipt Number: 2022 1 15241
Adjourned Tax Parcel: 20-039-289
to Real Debt: \$261,109.24
5/12/2023 Attorney for Plt: Christopher DeNardo
SPECIALIZED LOAN SERVICING LLC VS. SHANNON M. POULTON, TERENCE M.
POULTON A/K/A TERENCE M. POULTON, 860 WEBER DRIVE, YARDLEY.
MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 41 Writ of Execution: 2019-08377
Receipt Number: 2022 1 12781
Adjourned Tax Parcel: 49-023-104
to Real Debt: \$241,065.70
5/12/2023 Attorney for Plt: Emmanuel Argentieri
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021-SC9 TITLE TRUST VS. FLORENCE
ELAINE WEEMS AKA F. ELAINE WEEMS, THE UNITED STATES OF AMERICA, C/O
DEPARTMENT OF JUSTICE, C/O THE UNITED STATES ATTORNEY'S OFFICE, 1301
STURBRIDGE DRIVE, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP
OF WARMINSTER.
- 42 Writ of Execution: 2019-08766
Receipt Number: 2022 1 08989
Adjourned Tax Parcel: 09-028-016
to Real Debt: \$460,118.72
6/9/2023 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.
- 43 Writ of Execution: 2020-00801
Receipt Number: 2022 1 10768
Adjourned Tax Parcel: 04-009-001
to Real Debt: \$105,055.13
5/12/2023 Attorney for Plt: Christopher DeNardo
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER VS. THOMAS MCGONAGLE,
BETTY ANNE MCGONAGLE, UNITED STATES OF AMERICA, DEPARTMENT OF THE
TREASURY-INTERNAL REVENUE SERVICE, 224 BUCKLEY STREET, BRISTOL.
MESSUAGE AND TRACT IN THE BOROUGH OF BRISTOL.

- 44 Writ of Execution: 2020-00840
 Receipt Number: 2022 1 00143
 Adjourned Tax Parcel: 04-025-133
 to Real Debt: \$177,944.73
 5/12/2023 Attorney for Plt: Powers Kim LLC
 WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST 1 VS. COLOMBIA DELCASTILLO, KATHERINE LOPEZ, 324 LINCOLN AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE BOROUGH OF BRISTOL.
- 45 Writ of Execution: 2020-01790
 Receipt Number: 2022 1 05880
 From Tax Parcel: 02-050-122
 1/13/2023 Real Debt: \$277,225.97
 Sale Attorney for Plt: M. Troy Freedman
 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT VS. UNKNOWN HEIRS, PERSONAL REPRESENTATIVES AND DEVISEES OF ROBERT L. JACKSON, DECEASED, 3214 WHITNEY COURT, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM. **Sold to Ilir Sinanaj \$259,000.00**
- 46 Writ of Execution: 2020-01949
 Receipt Number: 2022 1 05785
 Adjourned Tax Parcel: 05-026-185
 to Real Debt: \$164,884.25
 6/9/2023 Attorney for Plt: Emmanuel Argentieri
 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING VS. BENJAMIN T. VANHORN, 3309 GLENROSE AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 47 Writ of Execution: 2020-05296
 Receipt Number: 2022 1 08311
 Off Tax Parcel: 51-011-012 & 51-011-011
 Real Debt: \$74,356.46
 Attorney for Plt: Matthew Fallings
 ASPEN PROPERTIES GROUP, LLC AS TRUSTEE OF AG3 REVOCABLE TRUST VS. MICHAEL A. LAZAR, 2034 WOODLAND AVENUE, JAMISON. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARWICK.
- 48 Writ of Execution: 2020-06540
 Receipt Number: 2022 1 10093
 Adjourned Tax Parcel: 31-019-010
 to Real Debt: \$223,189.75
 7/14/2023 Attorney for Plt: John McAneney
 HATBORO FEDERAL SAVINGS VS. MICHAEL MACDONALD, JOAN MACDONALD, 95 FAIRHILL DRIVE, CHURCHVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.

- 49 Writ of Execution: 2020-06643
 Receipt Number: 2022 1 00760
 From Tax Parcel: 05-039-006 **Sold to Joseph Theurer**
 1/13/2023 Real Debt: \$180,240.01 **\$241,000.00**
 Sale Attorney for Plt: Robert Crawley
 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-2 ASSET-BACKED CERTIFICATES 2006-2 VS. ANGEL M. CRUZ AKA ANGEL H. CRUZ, DAGMARA S. CRUZ, 6 RAINBOW LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 50 Writ of Execution: 2021-02115
 Receipt Number: 2022 1 01471 **Sold to Attorney**
 From Tax Parcel: 05-043-269 **\$1,300.82**
 2/10/2023 Real Debt: \$96,635.05
 Sale 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.
- 51 Writ of Execution: 2021-04543
 Receipt Number: 2022 1 02954
 Adjourned to Tax Parcel: 48-012-015-00F-045
 6/9/2023 Real Debt: \$190,283.69
 Attorney for Plt: Robert Crawley
 LONGBRIDGE FINANCIAL, LLC VS. LISA M. JANDA AKA LISA DONLAN IN HER CAPACITY AS HEIR OF IRENE DONLAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IRENE DONLAN, 45 BELMONT STATION UNIT 45, SOUTHAMPTON. MESSUAGE AND TRACT IN UPPER SOUTHAMPTON TOWNSHIP.
- 52 Writ of Execution: 2021-05489
 Receipt Number: 2022 1 05365
 Adjourned to Tax Parcel: 06-033-040
 5/12/2023 Real Debt: \$392,581.25
 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.
- 53 Writ of Execution: 2021-06604
 Receipt Number: 2022 1 10974 **Sold to Mark Dziekonski**
 From Tax Parcel: 01-011-038 **\$253,000.00**
 12/9/2022 Real Debt: \$293,757.90
 Sale Attorney for Plt: Christopher DeNardo
 LONGBRIDGE FINANCIAL, LLC VS. PHILIP VAN HULST, ADMINISTRATOR OF THE ESTATE OF MONIQUE VAN HULST, DECEASED, 48 WOODSIDE ROAD, PERKASIE. MESSUAGE AND TRACT IN THE TOWNSHIP OF BEDMINSTER.
- 54 Writ of Execution: 2022-00048
 Receipt Number: 2022 1 15364
 Off Tax Parcel: 23-024-026
 Real Debt: \$168,786.03
 Attorney for Plt: Leon Haller
 PENNSYLVANIA HOUSING FINANCE AGENCY VS. NATALIE M. BEM, RACHAEL L. STYCZYNSKI, 11 LUCKY LANE, QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF MILFORD.

- 55 Writ of Execution: 2022-00407
 Receipt Number: 2022 1 14664
 Tax Parcel: 04-008-031
 Real Debt: \$151,727.14
 Attorney for Plt: Michael McKeever
 M&T BANK VS. GERALD S. LEONARDI III, 307 OTTER STREET, BRISTOL.
 MESSUAGE AND TRACT IN THE BOROUGH OF BRISTOL.
 Sold to Leonid Mikityanskiy
 \$225,000.00
- 56 Writ of Execution: 2022-00457
 Receipt Number: 2022 1 06469
 Tax Parcel: 05-059-082
 Real Debt: \$178,214.34
 Attorney for Plt: Robert Flacco
 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR
 MORTGAGE ASSETS MANAGEMENT SERIES I TRUST VS. EVELYN LEGETTE, 809
 WINDER DRIVE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF
 BRISTOL.
- 57 Writ of Execution: 2022-00744
 Receipt Number: 2022 1 14475
 Tax Parcel: 05-021-150
 Real Debt: \$207,613.04
 Attorney for Plt: Jill Fein
 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF JUNIPER
 MORTGAGE LOAN TRUST A VS. CHRISTOPHER J. GRAY AS HEIR TO THE ESTATE
 OF HARVEY K. GRAY, DECEASED; JULIE ANN GRAY AS HEIR TO THE ESTATE OF
 HARVEY K. GRAY, DECEASED; SHANE DILLON GRAY AS HEIR TO THE ESTATE OF
 HARVEY K. GRAY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND
 ALL PERSONS, FIRMS, OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST
 FROM OR UNDER HARVEY K. GRAY, DECEASED, 62 PINE NEEDLE ROAD,
 LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 58 Writ of Execution: 2022-00771
 Receipt Number: 2022 1 13680
 Tax Parcel: 05-028-447
 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 MISTRETTA, DECEASED, 4608 BROOKSIDE
 AVENUE, BRISTOL. MESSUAGE IN THE TOWNSHIP OF BRISTOL.
- 59 Writ of Execution: 2022-01089
 Receipt Number: 2022 1 15365
 Tax Parcel: 24-003-001
 Real Debt: \$255,601.96
 Attorney for Plt: Matthew Fallings
 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT
 SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021BKM-TT-V VS. KAREN
 KIRKHOPE, SUSAN HESS, THE UNITED STATES OF AMERICA C/O US DISTRICT
 ATTORNEY'S OFFICE FOR THE EASTERN DISTRICT OF PENNSYLVANIA, 555
 MELIVIN AVENUE, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF
 MORRISVILLE.
- Adjourned to 4/14/2023
- Adjourned to 5/12/2023
- Adjourned to 4/14/2023
- Adjourned to 6/9/2023

- 60 Writ of Execution: 2022-01515
 Receipt Number: 2022 1 12413
 Adjourned to 5/12/2023 Tax Parcel: 05-033-024
 Real Debt: \$316,149.42
 Attorney for Plt: Brock and Scott
 LAKEVIEW LOAN SERVICING, LLC VS. JOHN HYND AKA JOHN M. HYND, DIANNE HUDSON, 25 INLAND ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 61 Writ of Execution: 2022-01750
 Receipt Number: 2022 1 12407
 Adjourned to 5/12/2023 Tax Parcel: 35-004-349
 Real Debt: \$279,974.43
 Attorney for Plt: Powers Kirn LLC
 PENNYMAC LOAN SERVICES, LLC VS. MICHAEL SHELDON, 143 S. 10TH STREET AKA 143 SOUTH 10TH STREET, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- 62 Writ of Execution: 2022-02148
 Receipt Number: 2022 1 14665
 Adjourned to 6/9/2023 Tax Parcel: 05-029-069
 Real Debt: \$198,927.97
 Attorney for Plt: Michael McKeever
 LAKEVIEW LOAN SERVICING, LLC VS. TYSON SCOTT AKA TYSON L. SCOTT, 2102 DAVID DRIVE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 63 Writ of Execution: 2022-02192
 Receipt Number: 2022 1 12580
 From 1/13/2023 Tax Parcel: 02-091-098
 Real Debt: \$245,268.14
 Sale Attorney for Plt: Powers Kirn LLC
 WELLS FARGO BANK, N.A. VS. ANNMARIE MCCORMICK, 3117 DALTON COURT, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 64 Writ of Execution: 2022-02207
 Receipt Number: 2022 1 14761
 Adjourned to 5/12/2023 Tax Parcel: 31-037-082
 Real Debt: \$312,818.43
 Attorney for Plt: Stephen Hladik
 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR MORGAN STANLEY RESIDENTIAL MORTGAGE LOAN TRUST 2020-RPL 1 VS. JOSEPH P. STOERGER, MARA A. STOERGER, 639 MIDDLE HOLLAND ROAD, HOLLAND. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 65 Writ of Execution: 2022-02256
 Receipt Number: 2022 1 12826
 Adjourned to 5/12/2023 Tax Parcel: 13-015-076
 Real Debt: \$211,250.15
 Attorney for Plt: Christopher DeNardo
 SPECIALIZED LOAN SERVICING, LLC VS. DEBORAH A. GREENWOOD AKA DEBORAH GREENWOOD, DONALD R. GREENWOOD JR., 620 AUBURN ROAD, FAIRLESS HILLS. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.

Sold to Central Penn
 \$271,000.00

- 66 Writ of Execution: 2022-02289
 Receipt Number: 2022 1 14663 **Sold to Joe Kontz**
 Tax Parcel: 26-007-351 **\$271,000.00**
 Real Debt: \$171,240.51
 Attorney for Plt: Michael McKeever
 THE BANK OF NEW YORK MELLON, SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE F/B/O HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST 2005-10 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-10 VS. TINA GORCHOV SOLELY IN HER CAPACITY AS HEIR OF JOSHUA MARTIN DECEASED, 118 TARTAN TER, CHALFONT. MESSUAGE AND TRACT IN THE TOWNSHIP OF NEW BRITAIN.
- 67 Writ of Execution: 2022-02547
 Receipt Number: 2022 1 14476
 Off Tax Parcel: 36-027-019
 Real Debt: \$195,471.56
 Attorney for Plt: Jill Fein
 NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING VS. SARA GOLD, 262 FAIRVIEW AVENUE, QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF RICHLAND.
- 68 Writ of Execution: 2022-02693 **Sold to Attorney**
 Receipt Number: 2022 1 09336 **\$1,303.50**
 From Tax Parcel: 11-009-002
 1/13/2023 Real Debt: \$260,391.58
 Sale Attorney for Plt: Stephen Hladik
 SELECT PORTFOLIO SERVICING, INC VS. PETER MOTTA, 5209 ROUTE 212, RIEGELSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF DURHAM.
- 69 Writ of Execution: 2022-02817
 Receipt Number: 2022 1 15283
 Adjourned Tax Parcel: 22-047-098
 to Real Debt: \$390,258.45
 5/12/2023 Attorney for Plt: Adam Friedman
 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE TIKI SERIES IV TRUST VS. OREST PAUL KOPANYCIA, DIANA KOPANYCIA, 46 HEMLOCK ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 70 Writ of Execution: 2022-03842
 Receipt Number: 2022 1 13682
 Adjourned Tax Parcel: 02-032-241
 to Real Debt: \$117,622.90
 4/14/2023 Attorney for Plt: Christopher DeNardo
 NATIONSTAR MORTGAGE LLC, d/b/a MR. COOPER VS. ARTHUR KRAIKER, 1424 BROWN AVENUE, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 71 Writ of Execution: 2022-03988
 Receipt Number: 2022 1 15244
 Adjourned Tax Parcel: 35-001-204
 to Real Debt: \$121,436.46
 4/14/2023 Attorney for Plt: Christopher DeNardo
 NATIONSTAR MORTGAGE LLC., DBA MR. COOPER VS. STEVEN MICHAEL DEEMER, JANINE LEE DEEMER, 12 FOX COURT, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.

- 72 Writ of Execution: 2022-04022
Receipt Number: 2022 1 14666
Tax Parcel: 04-018-100-001
Real Debt: \$302,517.85
Attorney for Plt: Robert Crawley
MORTGAGE ASSETS MANAGEMENT, LLC VS. PALM E. HALL, 200 POND STREET,
BRISTOL. MESSUAGE AND TRACT IN THE BOROUGH OF BRISTOL.
- 73 Writ of Execution: 2022-04551
Receipt Number: 2022 1 15076
Adjourned to 5/12/2023 Tax Parcel: 05-078-049
Real Debt: \$60,422.44
Attorney for Plt: Robert Crawley
NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING VS. DONNA L.
ZIMMERMAN, 7019 NORTH RADCLIFFE STREET, BRISTOL. MESSUAGE AND TRACT
IN THE TOWNSHIP OF BRISTOL.
- 74 Writ of Execution: 2022-04583
Receipt Number: 2022 1 15409
Adjourned to 4/14/2023 Tax Parcel: 35-001-213
Real Debt: \$162,077.78
Attorney for Plt: Stephen Hladik
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY,
BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST
2021-RP5 VS. GERARDO MENDEZ, 7 BERKS COURT, QUAKERTOWN. MESSUAGE
AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- 75 Writ of Execution: 2022-04632
Receipt Number: 2022 1 15366
Adjourned to 5/12/2023 Tax Parcel: 20-021-135
Real Debt: \$447,383.96
Attorney for Plt: Matthew Fallings
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY,
BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST VS. HOLLY
M. MANGAN, MICHAEL E. MANGAN, 1567 CANDACE LANE, YARDLEY. MESSUAGE
AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 76 Writ of Execution: 2022-04754
Receipt Number: 2022 1 14474
Off Tax Parcel: 42-003-015
Real Debt: \$108,906.11
Attorney for Plt: Brock and Scott
WELLS FARGO BANK, N.A. VS. ROY J. MILLER, 3027 N. OLD BETHLEHEM PIKE AKA
3027 OLD BETHLEHEM PIKE, QUAKERTOWN. MESSUAGE AND TRACT IN THE
TOWNSHIP OF SPRINGFIELD.
- 77 Writ of Execution: 2022-04899
Receipt Number: 2022 1 14762
Off Tax Parcel: 05-025-082-218
Real Debt: \$116,095.98
Attorney for Plt: Leon Haller
PENNSYLVANIA HOUSING FINANCE AGENCY VS. KEVIN J. KNOBL, LAURA K.
KNOBL, 33 NATALIE COURT, UNIT 218, LEVITTOWN. MESSUAGE AND TRACT IN
THE TOWNSHIP OF BRISTOL.