

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, April 14, 2023 at eleven o'clock A.M. prevailing time in the Bucks County Administration Building the following real estate

- 1 Writ of Execution: 2013-01248  
 Receipt Number: 2021 1 15051  
 Adjourned to 8/11/2023 Tax Parcel: 48-007-123-009  
 Real Debt: \$558,975.03  
 Attorney for Plt: Terrence McCabe  
 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION CORPORATION JPMMAC 2006-WMC1 VS. SONYA W. SINGER, STUART J. SINGER, 128 ALTIMARI COURT, SOUTHAMPTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF UPPER SOUTHAMPTON.
- 2 Writ of Execution: 2013-08640  
 Receipt Number: 2022 1 02987  
 Adjourned to 7/14/2023 Tax Parcel: 13-007-240  
 Real Debt: \$191,547.28  
 Attorney for Plt: Stephen Hladik  
 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST VS. NORMA J. OSTERHOUT, 358 CHELSEA ROAD, FAIRLESS HILLS. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 3 Writ of Execution: 2015-00156  
 Receipt Number: 2019 1 15368  
 Adjourned to 6/9/2023 Tax Parcel: 31-028-074  
 Real Debt: \$350,084.04  
 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.
- 4 Writ of Execution: 2015-01059  
 Receipt Number: 2022 1 15797  
 Adjourned to 6/9/2023 Tax Parcel: 05-038-493  
 Real Debt: \$177,901.25  
 Attorney for Plt: Michael McKeever  
 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST VS. WILLIE BOB HUNTER, 30 ROUNDABOUT LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 5 Writ of Execution: 2015-04129  
 Receipt Number: 2023 1 00275  
 Adjourned to 7/14/2023 Tax Parcel: 05-025-082-103  
 Real Debt: \$20,763.57  
 Attorney for Plt: Jr, Edward Hoffman  
 CRESTWOOD CONDOMINIUM ASSOCIATION, INC. VS. DANIEL N. HOWARD, 12 MICHELLE COURT, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

- 6 Writ of Execution: 2015-04661  
Receipt Number: 2022 1 00686  
Adjourned Tax Parcel: 42-004-120  
to Real Debt: \$1,763.80  
8/11/2023 Attorney for Plt: Robert Daday  
PALISADES SCHOOL DISTRICT VS. CHRISTINE M. GRASER EXECUTRIX OF THE  
ESTATE OF HERMAN J. MOYER, MINE ROAD, QUAKERTOWN. MESSUAGE AND  
TRACT IN THE TOWNSHIP OF SPRINGFIELD.
- 7 Writ of Execution: 2016-05486  
Receipt Number: 2022 1 00548  
Adjourned Tax Parcel: 42-024-004-001  
to Real Debt: \$11,903.81  
6/9/2023 Attorney for Plt: Robert Daday  
PALISADES SCHOOL DISTRICT VS. MAJDA HMID, NABIL SLIMANI BENSALAH,  
FATIMA ZOHRA SALAH, 5196 ROUTE 412, KINTNEYSVILLE. MESSUAGE AND TRACT  
IN THE TOWNSHIP OF SPRINGFIELD.
- 8 Writ of Execution: 2016-06599  
Receipt Number: 2022 1 10767  
Off Tax Parcel: 15-011-122  
Real Debt: \$520,948.39  
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.
- 9 Writ of Execution: 2017-03139  
Receipt Number: 2022 1 04623  
Adjourned Tax Parcel: 02-036-088  
to Real Debt: \$285,217.34  
5/12/2023 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, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 10 Writ of Execution: 2017-03455  
Receipt Number: 2021 1 12625  
Off Tax Parcel: 44-014-106  
Real Debt: \$9,421.92  
Attorney for Plt: Robert Daday  
PALISADES SCHOOL DISTRICT VS. MARIO GIUDICE, ROSEMARIE GIUDICE,  
UNITED STATES OF AMERICA, 26 BRICK CHURCH ROAD, PIPERSVILLE.  
MESSUAGE AND TRACT IN THE TOWNSHIP OF TINICUM.
- 11 Writ of Execution: 2017-03579  
Receipt Number: 2022 1 12506  
Off Tax Parcel: 36-021-158  
Real Debt: \$331,585.94  
Attorney for Plt: Michael McKeever  
LOANCARE, LLC VS. DONNA L. LACEY, 1149 BRIDLE PATH DRIVE, QUAKERTOWN.  
MESSUAGE AND TRACT IN THE TOWNSHIP OF RICHLAND.

- 12 Writ of Execution: 2018-00054  
 Receipt Number: 2022 1 07436  
 Adjourned Tax Parcel: 02-088-066  
 to Real Debt: \$255,740.00  
 7/14/2023 Attorney for Plt: Jessica Manis  
 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT  
 SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-  
 W4 BY ITS SERVICER PHH MORTGAGE CORPORATION VS. JOHN D. MARZARIO III,  
 NICOLE MARZARIO. 2342 EBURY COURT, BENSALEM. MESSUAGE AND TRACT IN  
 THE TOWNSHIP OF BENSALEM.
- 13 Writ of Execution: 2018-00703  
 Receipt Number: 2022 1 10496  
 Adjourned Tax Parcel: 05-061-456  
 to Real Debt: \$3,573.68  
 8/11/2023 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.
- 14 Writ of Execution: 2018-02270  
 Receipt Number: 2019 1 10584  
 Adjourned Tax Parcel: 13-041-248  
 to Real Debt: \$142,262.57  
 6/9/2023 Attorney for Plt: Terrence McCabe  
 AMERICAN ADVISORS GROUP VS. THOMAS M. STAFFORD, 27 LEISURE LANE,  
 LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 15 Writ of Execution: 2018-03174  
 Receipt Number: 2021 1 10408  
 Adjourned Tax Parcel: 05-037-070  
 to Real Debt: \$183,110.33  
 5/12/2023 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.
- 16 Writ of Execution: 2018-07128  
 Receipt Number: 2022 1 08987  
 From Tax Parcel: 22-016-082 & 22-016-083 **Sold to Attorney**  
 3/10/2023 Real Debt: \$260,786.42 **\$1,273.59**  
 Sale Attorney for Plt: Robert Flacco  
 REVERSE MORTGAGE SOLUTIONS INC. VS. BARBARA BALOG, 1635 WINTER  
 AVENUE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 MIDDLETOWN.
- 17 Writ of Execution: 2019-00392  
 Receipt Number: 2022 1 04624  
 Adjourned Tax Parcel: 13-019-397  
 to Real Debt: \$215,187.16  
 5/12/2023 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.

- 18 Writ of Execution: 2019-00477  
Receipt Number: 2019 1 11475  
Off Tax Parcel: 41-008-013-003  
Real Debt: \$463,228.54  
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.
- 19 Writ of Execution: 2019-00893  
Receipt Number: 2022 1 14086  
Off Tax Parcel: 05-038-078  
Real Debt: \$128,715.43  
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.
- 20 Writ of Execution: 2019-02806  
Receipt Number: 2023 1 00704  
Off Tax Parcel: 29-044-061  
Real Debt: \$20,121.89  
Attorney for Plt: Stefan Richter  
NEWTOWN GRANT PHASE T.H.-2A HOMEOWNERS VS. JANICE M. GREINER, 72 MAGNOLIA DRIVE, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF NEWTOWN.
- 21 Writ of Execution: 2019-02873  
Receipt Number: 2022 1 11159  
Adjourned to 5/12/2023 Tax Parcel: 05-074-141  
Real Debt: \$172,053.68  
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.

- 22 Writ of Execution: 2019-03685  
 Receipt Number: 2022 1 03107  
 Adjourned to 7/14/2023 Tax Parcel: 54-001-002-041  
 Real Debt: \$22,717.67  
 Attorney for Plt: Patrick Wesner  
 ARCPE 1 LLC VS. E. WILLIAM THOMAS, ORIGINAL MORTGAGOR; CLAUDIA THOMAS, REAL OWNER, 4 LUDLOW ROAD, YARDLEY. MESSUAGE AND TRACT PARTLY IN THE BOROUGH OF YARDLEY AND PARTLY IN THE TOWNSHIP OF UPPER MAKEFIELD.
- 23 Writ of Execution: 2019-03928  
 Receipt Number: 2021 1 12357  
 Adjourned to 7/14/2023 Tax Parcel: 50-030-123  
 Real Debt: \$367,198.88  
 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.
- 24 Writ of Execution: 2019-03987  
 Receipt Number: 2019 1 17384  
 Adjourned to 8/11/2023 Tax Parcel: 31-065-249  
 Real Debt: \$78,347.54  
 Attorney for Plt: Michael Bloom  
 SANTANDER BANK, N.A. VS. NEAL S. WEINSTEIN, KIMBERLY H. WEINSTEIN, 3244 DURHAM PLACE EAST, HOLLAND. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 25 Writ of Execution: 2019-04943  
 Receipt Number: 2022 1 13501  
 Adjourned to 6/9/2023 Tax Parcel: 30-011-031  
 Real Debt: \$3,680.56  
 Attorney for Plt: Robert Daday  
 PALISADES SCHOOL DISTRICT VS. EDWARD HAAS, JR., 8260 EASTON ROAD, OTTSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF NOCKAMIXON.
- 26 Writ of Execution: 2019-05372  
 Receipt Number: 2023 1 00785  
 Adjourned to 5/12/2023 Tax Parcel: 49-027-142  
 Real Debt: \$295,112.10  
 Attorney for Plt: Pincus Law Group  
 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST VS. CHARLES L. KRYSICK AKA CHARLES KRYSICK, ADRIENNE B. KRYSICK, 205 COLONIAL DRIVE, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.
- 27 Writ of Execution: 2019-05503  
 Receipt Number: 2022 1 00948  
 From 1/13/2023 Tax Parcel: 02-091-097  
 Real Debt: \$235,951.61  
 Sale Attorney for Plt: Robert Flacco  
 FIFTH THIRD BANK SUCCESSOR BY MERGER TO FIFTH THIRD MORTGAGE VS. RYAN P. MCCONNELL, KRISTIN MICHELLE MCCONNELL AKA KRISTIN M. MCCONNELL, 3121 DALTON COURT, BENSALAM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALAM.
- Sold to Luba Dankulich-Nagrudny  
 \$290,000.00**

- 28 Writ of Execution: 2019-06405  
Receipt Number: 2022 1 05682  
Off 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.
- 29 Writ of Execution: 2019-06719  
Receipt Number: 2022 1 10510  
Adjourned to 5/12/2023 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.
- 30 Writ of Execution: 2019-07292  
Receipt Number: 2021 1 12624  
Off Tax Parcel: 44-026-003-002  
Real Debt: \$4,015.02  
Attorney for Plt: Robert Daday  
PALISADES SCHOOL DISTRICT VS. MEGAN C. ROLISON, STAGECOACH ROAD,  
PIPERSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF TINICUM.
- 31 Writ of Execution: 2019-07357  
Receipt Number: 2022 1 10973  
Off Tax Parcel: 09-023-066  
Real Debt: \$116,491.14  
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.
- 32 Writ of Execution: 2019-07883  
Receipt Number: 2022 1 03876  
Adjourned to 7/14/2023 Tax Parcel: 04-008-162  
Real Debt: \$137,528.73  
Attorney for Plt: Cristina L Connor  
WEICHERT FINANCIAL SERVICES VS. JASON BROWN, JR. AKA JASON A. BROWN  
JR., 310 OTTER STREET, BRISTOL. MESSUAGE AND TRACT IN THE BOROUGH OF  
BRISTOL.
- 33 Writ of Execution: 2020-00107  
Receipt Number: 2022 1 15667  
Adjourned to 7/14/2023 Tax Parcel: 50-025-112  
Real Debt: \$124,414.32  
Attorney for Plt: Cristina L Connor  
PNC BANK, NATIONAL ASSOCIATION VS. JENNIFER MITCHELL AKA JENNIFER L.  
MITCHELL, ELSIE L. MITCHELL, 2137 CROP CIRCLE, WARRINGTON. MESSUAGE  
AND TRACT IN THE TOWNSHIP OF WARRINGTON.

- 34 Writ of Execution: 2020-00427  
 Receipt Number: 2022 1 06981  
 Adjourned to 6/9/2023 Tax Parcel: 22-079-036  
 Real Debt: \$226,930.98  
 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.
- 35 Writ of Execution: 2020-00640  
 Receipt Number: 2022 1 01678  
 Adjourned to 5/12/2023 Tax Parcel: 02-072-296  
 Real Debt: \$245,147.35  
 Attorney for Plt: Robert Flacco  
 LAKEVIEW LOAN SERVICING, LLC. VS. NICHOLAS TAYLOR, 4124 PORTSMOUTH COURT, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 36 Writ of Execution: 2020-00723  
 Receipt Number: 2021 1 12216  
 Adjourned to 8/11/2023 Tax Parcel: 13-004-844  
 Real Debt: \$218,541.10  
 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.
- 37 Writ of Execution: 2020-01067  
 Receipt Number: 2022 1 13503  
 From 2/10/2023 Tax Parcel: 52-018-040  
 Real Debt: \$214,101.30  
 Sale 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.
- 38 Writ of Execution: 2020-01982  
 Receipt Number: 2022 1 10397  
 Off Tax Parcel: 05-025-082-312  
 Real Debt: \$78,588.95  
 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.
- 39 Writ of Execution: 2020-02059  
 Receipt Number: 2023 1 00274  
 Off Tax Parcel: 01-001-017  
 Real Debt: \$99,152.11  
 Attorney for Plt: Daniel Taroli  
 ALP SUPPLY, INC VS. ADVANCED PLASTIX INC., LAWRENCE P. CAMPBELL, 2819 CREEK ROAD AKA 2819 WEST CREEK ROAD, PERKASIE. MESSUAGE AND TRACT IN THE TOWNSHIP OF BEDMINSTER.

Sold to Central Penn\$

- 40 Writ of Execution: 2020-02100  
Receipt Number: 2023 1 00654  
Adjourned to 6/9/2023 Tax Parcel: 34-015-036-005  
Real Debt: \$264,922.50  
Attorney for Plt: Matthew Fallings  
U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY TRUST, SERIES 2005-HE2, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-HE2 C/O PHH MORTGAGE CORPORATION AS SERVICER FOR MORTGAGEE VS. IGNAZIO GAMBINO, FRANCESCA SPATOLA-GAMBINO AKA FRANCESCA GAMBINO, THE UNITED STATES OF AMERICA C/O U.S. ATTORNEY'S OFFICE, 5200 MOYER ROAD, PIPERSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF PLUMSTEAD.
- 41 Writ of Execution: 2020-03017  
Receipt Number: 2021 1 15200  
Adjourned to 5/12/2023 Tax Parcel: 05-050-017  
Real Debt: \$207,751.00  
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.
- 42 Writ of Execution: 2021-00936  
Receipt Number: 2022 1 12780  
Off Tax Parcel: 05-011-006  
Real Debt: \$163,323.63  
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.
- 43 Writ of Execution: 2021-01348  
Receipt Number: 2023 1 00398  
Adjourned to 6/9/2023 Tax Parcel: 51-014-066  
Real Debt: \$48,894.78  
Attorney for Plt: Stephen Hladik  
UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF PRL TITLE TRUST I VS. DAWN PFLUGFELDER, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF GARY JAMES PFLUGFELDER DECEASED AKA GARY J. PFLUGFELDER, DECEASED, 979 GATES PLACE, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.



- 44 Writ of Execution: 2021-04321  
 Receipt Number: 2023 1 00346  
 Tax Parcel: 02-052-251  
 Real Debt: \$286,165.40  
 Attorney for Plt: Michael McKeever  
 LSF8 MASTER PARTICIPATION TRUST VS. JEANNE BRADY, JOHN J. BRADY, 5980 MARK DRIVE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- Sold to Attorney\$
- 45 Writ of Execution: 2021-05396  
 Receipt Number: 2022 1 07235  
 Tax Parcel: 35-009-203  
 Real Debt: \$183,305.88  
 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.
- 46 Writ of Execution: 2021-06287  
 Receipt Number: 2022 1 09059  
 Tax Parcel: 05-077-102  
 Real Debt: \$209,877.30  
 Attorney for Plt: Christopher DeNardo  
 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 VS. ALICE HOFFMAN, 2424 WOOD AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 47 Writ of Execution: 2022-00151  
 Receipt Number: 2022 1 03000  
 Tax Parcel: 05-033-086  
 Real Debt: \$217,911.59  
 Attorney for Plt: Robert Flacco  
 CASCADE FUNDING MORTGAGE TRUST HB2 VS. ERIC U. HOLMQUIST AKA ERIC HOLMQUIST, 25 IDOLSTONE ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 48 Writ of Execution: 2022-00185  
 Receipt Number: 2022 1 09351  
 Tax Parcel: 21-035-123  
 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.

- 49 Writ of Execution: 2022-00457  
 Receipt Number: 2022 1 06469  
 Adjourned Tax Parcel: 05-059-082  
 to Real Debt: \$178,214.34  
 5/12/2023 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.
- 50 Writ of Execution: 2022-00459  
 Receipt Number: 2022 1 03200  
 Adjourned Tax Parcel: 13-019-033  
 to Real Debt: \$245,817.35  
 6/9/2023 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.
- 51 Writ of Execution: 2022-00732  
 Receipt Number: 2022 1 05680  
 Adjourned Tax Parcel: 35-004-080  
 to Real Debt: \$180,481.21  
 6/9/2023 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.
- 52 Writ of Execution: 2022-00771  
 Receipt Number: 2022 1 13680  
 From Tax Parcel: 05-028-447  
 3/10/2023 Real Debt: \$250,972.78  
 Sale 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.
- 53 Writ of Execution: 2022-00962  
 Receipt Number: 2022 1 08285  
 Adjourned Tax Parcel: 05-037-220  
 to Real Debt: \$207,536.22  
 6/9/2023 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.
- 54 Writ of Execution: 2022-01337  
 Receipt Number: 2023 1 00706  
 Tax Parcel: 05-042-272  
 Real Debt: \$134,262.22  
 Attorney for Plt: Michael McKeever  
 MIDFIRST BANK VS. STEPHANIE BARNES SOLELY IN HER CAPACITY AS HEIR OF  
 KENNETH BARNES DECEASED, THE UNKNOWN HEIRS OF KENNETH BARNES  
 DECEASED, 284 DOGWOOD DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF BRISTOL.

Sold to RPK Holdings, LLC  
 \$192,000.00

Sold to RPK Holdings, LLC  
 \$226,000.00

- 55 Writ of Execution: 2022-01343  
 Receipt Number: 2023 1 00057  
 Tax Parcel: 13-016-073  
 Real Debt: \$191,839.38  
 Attorney for Plt: Cristina L Connor  
 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY  
 BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST VS. JOSEPH R.  
 WEBER JR. 143 LEBBIE LANE, FAIRLESS HILLS. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF FALLS.
- Sold to Veysal Badlov\$
- 56 Writ of Execution: 2022-01467  
 Receipt Number: 2022 1 12827  
 Adjourned to 5/12/2023 Tax Parcel: 05-039-231  
 Real Debt: \$203,590.20  
 Attorney for Plt: Christopher DeNardo  
 LONGBRIDGE FINANCIAL, LLC VS. BARBARA A. KIEFER, 42 RED MAPLE LANE,  
 LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 57 Writ of Execution: 2022-01638  
 Receipt Number: 2022 1 08059  
 Adjourned to 6/9/2023 Tax Parcel: 02-049-695  
 Real Debt: \$197,784.12  
 Attorney for Plt: Powers Kim LLC  
 WELLS FARGO BANK, NA VS. ANTHONY B. KOZAR, 2538 SHARON COURT,  
 BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 58 Writ of Execution: 2022-01735  
 Receipt Number: 2022 1 15796  
 Off Tax Parcel: 21-015-315  
 Real Debt: \$188,784.75  
 Attorney for Plt: Adam Friedman  
 U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CHALET SERIES  
 III TRUST VS. MELISSA WALDRON, 607 SHORTLEAF STREET, FEASTERVILLE.  
 MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON.
- 59 Writ of Execution: 2022-02452  
 Receipt Number: 2023 1 00272  
 Adjourned to 6/9/2023 Tax Parcel: 41-026-015 & 41-026-015-001  
 Real Debt: \$300,597.34  
 Attorney for Plt: Robert Flacco  
 JPMORGAN CHASE BANK NATIONAL ASSOCIATION VS. BRYAN P. TOMPKINS, 2  
 INGHAM WAY & INGHAM WAY, NEW HOPE. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF SOLEBURY.
- 60 Writ of Execution: 2022-02469  
 Receipt Number: 2023 1 00260  
 Off Tax Parcel: 34-020-054  
 Real Debt: \$784,772.10  
 Attorney for Plt: Stephen Shelly  
 GRAHAM KINSMAN, MICHELE KINSMAN VS. POINT PLEASANT HOLDINGS, LLC,  
 4961 RIVER ROAD, POINT PLEASANT. MESSUAGE AND TRACT IN THE TOWNSHIP  
 OF PLUMSTEAD.

- 61 Writ of Execution: 2022-02736  
 Receipt Number: 2023 1 00273  
 Adjourned to 6/9/2023 Tax Parcel: 46-012-014  
 Real Debt: \$267,921.03  
 Attorney for Plt: Powers Kim LLC  
 PENNYMAC LOAN SERVICES LLC VS. WAYNE W. RICHMAN AKA WAYNE RICHMAN, 357 MAIN STREET, TULLYTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF TULLYTOWN.
- 62 Writ of Execution: 2022-02749  
 Receipt Number: 2022 1 13681  
 Adjourned to 5/12/2023 Tax Parcel: 05-021-128  
 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.
- 63 Writ of Execution: 2022-03052  
 Receipt Number: 2022 1 15668  
 Tax Parcel: 36-021-159  
 Real Debt: \$231,753.20  
 Attorney for Plt: Cristina L Connor  
 NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING VS. JESSICA L. DUBORG, 1150 BRIDLE PATH DRIVE, QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF RICHLAND. **Sold to Michael Mayro \$396,000.00**
- 64 Writ of Execution: 2022-03324  
 Receipt Number: 2023 1 00705  
 Adjourned to 5/12/2023 Tax Parcel: 34-049-066-036  
 Real Debt: \$13,939.33  
 Attorney for Plt: Stefan Richter  
 PATRIOTS RIDGE CONDOMINIUM ASSOCIATION VS. GLENN F. ALBRIGHT, 3615 NANCY WARD CIRCLE, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF PLUMSTEAD.
- 65 Writ of Execution: 2022-03446  
 Receipt Number: 2023 1 00786  
 Tax Parcel: 05-027-165  
 Real Debt: \$335,943.35  
 Attorney for Plt: Michael McKeever  
 AM SOLUTIONS, LLC VS. THE UNKNOWN HEIRS OF BESSIE THOMAS DECEASED, 927 WINDER DRIVE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL. **Sold to Attorney\$**
- 66 Writ of Execution: 2022-03677  
 Receipt Number: 2022 1 13160  
 Adjourned to 6/9/2023 Tax Parcel: 02-029-245  
 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, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.

- 67 Writ of Execution: 2022-03842  
Receipt Number: 2022 1 13682  
Off 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.
- 68 Writ of Execution: 2022-03890  
Receipt Number: 2023 1 00345  
Adjourned to 6/9/2023 Tax Parcel: 06-063-103  
Real Debt: \$439,378.14  
Attorney for Plt: Matthew Fallings  
WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST VS. CHRISTIAN M. LARKIN, 4201 SIR ANDREW COURT, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BUCKINGHAM.
- 69 Writ of Execution: 2022-03949  
Receipt Number: 2022 1 15838  
Adjourned to 5/12/2023 Tax Parcel: 51-027-230  
Real Debt: \$143,667.19  
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. HEE HUH, MAN H. HUH, 1527 SWEETBRIAR DRIVE, JAMISON. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARWICK.
- 70 Writ of Execution: 2022-03988  
Receipt Number: 2022 1 15244  
Adjourned to 5/12/2023 Tax Parcel: 35-001-204  
Real Debt: \$121,436.46  
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.
- 71 Writ of Execution: 2022-04263  
Receipt Number: 2023 1 00002  
Off Tax Parcel: 25-001-002-B15  
Real Debt: \$192,255.10  
Attorney for Plt: Jill Fein  
CARRINGTON MORTGAGE SERVICES, LLC VS. MICHAEL G. ADAMS, TERESA L. BIERSTLER A/K/A TERESA L. BERSTLER, 215 FERRIS LANE, NEW BRITAIN. MESSUAGE AND TRACT IN THE BOROUGH OF NEW BRITAIN. **\*\*Stayed\*\***  
**Attorney did not appear at sale**
- 72 Writ of Execution: 2022-04270  
Receipt Number: 2022 1 14198  
Adjourned to 6/9/2023 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.

- 73 Writ of Execution: 2022-04316  
Receipt Number: 2022 1 13713  
Adjourned to 6/9/2023 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.
- 74 Writ of Execution: 2022-04505  
Receipt Number: 2023 1 00397  
Adjourned to 6/9/2023 Tax Parcel: 51-014-242  
Real Debt: \$171,800.16  
Attorney for Plt: Stephen Hladik  
CITIGROUP MORTGAGE LOAN TRUST 2020-RP2 VS. JASON L. SKLAR, NATALIE W. SKLAR, 976 BANCROFT PLACE, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARWICK.
- 75 Writ of Execution: 2022-04583  
Receipt Number: 2022 1 15409  
Adjourned to 6/9/2023 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.
- 76 Writ of Execution: 2022-04720  
Receipt Number: 2023 1 00703  
Adjourned to 6/9/2023 Tax Parcel: 05-012-113  
Real Debt: \$171,397.22  
Attorney for Plt: Kenya Bates  
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR SG MORTGAGE SECURITIES TRUST 2006-OPT2, ASSET BACKED CERTIFICATES, SERIES 2006-OPT2 C/O PHH MORTGAGE CORPORATION VS. GEORGE W. MATLOCK, 812 NEW YORK AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 77 Writ of Execution: 2022-04742  
Receipt Number: 2022 1 15669  
Adjourned to 6/9/2023 Tax Parcel: 49-035-122  
Real Debt: \$392,966.93  
Attorney for Plt: Powers Kirn LLC  
PENNYMAC LOAN SERVICES, LLC VS. JAMES F. MENTO, III, ANGELA J. SPOSATO-MENTO, 384 OVERLOOK DRIVE, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.

- 78 Writ of Execution: 2022-04850  
Receipt Number: 2022 1 14199  
Off Tax Parcel: 13-025-018  
Real Debt: \$236,723.58  
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.
- 79 Writ of Execution: 2022-04981  
Receipt Number: 2022 1 15914  
Off Tax Parcel: 05-038-337  
Real Debt: \$122,717.10  
Attorney for Plt: Matthew Fallings  
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. JACQUELYN MCCORD AKA JACQUELYN S.  
HIBBS, 61 GRIDIRON ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE  
TOWNSHIP OF BRISTOL.
- 80 Writ of Execution: 2022-05152  
Receipt Number: 2023 1 00396  
Adjourned to 6/9/2023 Tax Parcel: 36-022-169  
Real Debt: \$293,093.30  
Attorney for Plt: Stephen Hladik  
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLEY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-  
GS2 VS. STACY K. SLUZBACH, 1129 SCHOOL HOUSE LANE, QUAKERTOWN.  
MESSUAGE AND TRACT IN THE TOWNSHIP OF RICHLAND.
- 81 Writ of Execution: 2022-05279  
Receipt Number: 2023 1 00250  
Adjourned to 6/9/2023 Tax Parcel: 05-035-135  
Real Debt: \$262,013.60  
Attorney for Plt: Richard Squire  
NATIONAL COOPERATIVE BANK, N.A. VS. PAUL J. MANDELARO JR., 342  
APPLETREE DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
BRISTOL.
- 82 Writ of Execution: 2022-05316  
Receipt Number: 2023 1 00271  
Off Tax Parcel: 02-072-443  
Real Debt: \$30,660.00  
Attorney for Plt: Robert Flacco  
SPECIALIZED LOAN SERVICING LLC VS. KLEMENTINA ZURBO, 3614 CLEAR  
SPRINGS DRIVE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
BENSALEM.

- 83 Writ of Execution: 2022-05351  
Receipt Number: 2022 1 15915  
Off Tax Parcel: 24-003-138-002  
Real Debt: \$225,833.46  
Attorney for Plt: Matthew Fallings  
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. GRZEGORZ PAUPEROWICZ, KAMILA CHORBINSKA, 37 ALTHEA AVENUE, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF MORRISVILLE.
- 84 Writ of Execution: 2022-05435  
Receipt Number: 2023 1 00171  
Off Tax Parcel: 15-010-043  
Real Debt: \$234,904.06  
Attorney for Plt: Andrew Marley  
FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST SERIES 2020-2 VS. EDWARD A. KURZ, 953 ROUTE 113, SELLERSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF HILLTOWN.
- 85 Writ of Execution: 2022-05453  
Receipt Number: 2023 1 00056  
Adjourned to 6/9/2023 Tax Parcel: 22-061-116  
Real Debt: \$203,706.56  
Attorney for Plt: Powers Kirn LLC  
WELLS FARGO BANK A.A S/B/M WACHOVIA BANK NATIONAL ASSOCIATION VS. EDWARD A. SLOAN AKA EDWARD SLOAN, 19 COBALT RIDGE DRIVE S. LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 86 Writ of Execution: 2022-05827  
Receipt Number: 2023 1 00399  
Off Tax Parcel: 05-042-099  
Real Debt: \$168,041.93  
Attorney for Plt: Stephen Hladik  
LAKEVIEW LOAN SERVICING, LLC VS. BRIDGET LUMIO, 302 OAKTREE DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 87 Writ of Execution: 2022-05879  
Receipt Number: 2023 1 00653  
Adjourned to 5/12/2023 Tax Parcel: 22-031-103  
Real Debt: \$4,788,127.60  
Attorney for Plt: Scott Klein  
ARGOSY CREDIT PARTNERS II, LP VS. CHES PROPERTIES, LLC, 1262 WOOD LANE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 88 Writ of Execution: 2022-05880  
Receipt Number: 2023 1 00652  
Adjourned to 5/12/2023 Tax Parcel: 21-003-159  
Real Debt: \$4,788,127.60  
Attorney for Plt: Scott Klein  
ARGOSY CREDIT PARTNERS II, LP VS. SUMMIT CENTER PROPERTIES, LLC, W STREET ROAD, FEASTERVILLE-TREVOSE. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON.



89      Writ of Execution: 2022-06584  
          Receipt Number: 2023 1 00608  
Off      Tax Parcel:           08-011-041-022F100  
          Real Debt:           \$4,731.56  
          Attorney for Plt:   Bradley Davis  
          VALLEY HOUSE CONDOMINIUM ASSOCIATION VS. PAUL M. CARMAN, 403 SOUTH  
          MAIN STREET, UNIT F-100, DOYLESTOWN. MESSUAGE AND TRACT IN THE  
          BOROUGH OF DOYLESTOWN.