

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 Thursday, November 9, 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
1/12/2024 Attorney for Plt: Parker McCay PA
 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: 2016-05486
 Receipt Number: 2022 1 00548
Off Tax Parcel: 42-024-004-001
 Real Debt: \$11,903.81
 Attorney for Plt: Portnoff Law Associates LTD
 PALISADES SCHOOL DISTRICT VS. MAJDA HMID, NABIL SLIMANI BENSALAH,
 FATIMA ZOHRA SALAH, 5196 ROUTE 412, KINTNERSVILLE. MESSUAGE AND TRACT
 IN THE TOWNSHIP OF SPRINGFIELD.

- 3 Writ of Execution: 2016-06599
 Receipt Number: 2023 1 07409
Off Tax Parcel: 15-011-122
 Real Debt: \$542,729.76
 Attorney for Plt: LOGS Legal Group LLP
 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION VS. ROBERT W. MAHER,
 BETH A. MAHER, THE UNITED STATES OF AMERICA, 111 BRINKLEY DRIVE,
 SELLERSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF HILLTOWN.

- 4 Writ of Execution: 2016-07034
 Receipt Number: 2023 1 07269
Adjourned Tax Parcel: 48-028-011-010
to Real Debt: \$692,695.56
1/12/2024 Attorney for Plt: Manley Deas Kochalski
 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.

- 5 Writ of Execution: 2016-08036
 Receipt Number: 2023 1 09890
Adjourned Tax Parcel: 05-009-306-001
to Real Debt: \$224,547.89
1/12/2024 Attorney for Plt: LOGS Legal Group LLP
 CARRINGTON MORTGAGE SERVICES, LLC VS. EDWARD HARUCH III AKA
 EDWARD J. HARUCH III, 1716 DIXON AVENUE, CROYDON. MESSUAGE AND TRACT
 IN THE TOWNSHIP OF BRISTOL.

- 6 Writ of Execution: 2017-01800
Receipt Number: 2023 1 03897
Adjourned Tax Parcel: 22-057-049-0G4
to Real Debt: \$566,938.16
12/8/2023 Attorney for Plt: Ballard Spahr
SUMMITBRIDGE NATIONAL INVESTMENTS VIII LLC VS. RUSSEL S. BLEILER III,
SHARON C. BLEILER, OXFORD SQUARE CONDOMINIUM, 360 MIDDLETOWN BLVD,
UNIT G-406 AKA 360 MIDDLETOWN BLVD, SUITE 406, LANGHORNE. MESSUAGE
AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 7 Writ of Execution: 2017-03139
Receipt Number: 2022 1 04623
Adjourned Tax Parcel: 02-036-088
to Real Debt: \$285,217.34
12/8/2023 Attorney for Plt: McCabe Weisberg & Conway
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.
- 8 Writ of Execution: 2017-04830
Receipt Number: 2023 1 03979
Adjourned Tax Parcel: 51-026-032
to Real Debt: \$200,731.82
12/8/2023 Attorney for Plt: KML Law Group PC
BAYVIEW LOAN SERVICING LLC VS. STEPHEN J. FEELEY, MARY T. FEELEY, 2551
CANDYTUFT DRIVE, JAMISON. MESSUAGE AND TRACT IN THE TOWNSHIP OF
WARWICK.
- 9 Writ of Execution: 2017-07500
Receipt Number: 2023 1 06675
Adjourned Tax Parcel: 06-052-116
to Real Debt: \$686,241.99
12/8/2023 Attorney for Plt: Stern & Eisenberg PC
PHH MORTGAGE CORPORATION VS. MELISSA A. SESERKO, MICHAEL S. SESERKO,
UNITED STATES OF AMERICA, 4267 ARBOR LANE, DOYLESTOWN. MESSUAGE AND
TRACT IN THE TOWNSHIP OF BUCKINGHAM.
- 10 Writ of Execution: 2018-00256
Receipt Number: 2022 1 10091
Adjourned Tax Parcel: 31-036-247
to Real Debt: \$248,569.15
1/12/2024 Attorney for Plt: Hill Wallack LLP
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.
- 11 Writ of Execution: 2018-01215
Receipt Number: 2023 1 04855
Off Tax Parcel: 06-070-094
Real Debt: \$559,602.21
Attorney for Plt: LOGS Legal Group LLP
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION C/O CARRIGAN MORTGAGE
SERVICES, LLC VS. STEVE HOON KIM, 2249 DORCHESTER STREET, FURLONG.
MESSUAGE AND TRACT IN THE TOWNSHIP OF BUCKINGHAM.

- 12 Writ of Execution: 2018-02911
Receipt Number: 2023 1 05757
Adjourned Tax Parcel: 05-035-027
to Real Debt: \$249,769.09
1/12/2024 Attorney for Plt: RAS Crane & Partners PLLC
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2005-4C VS. ROBERTO DEL CASTILLO A/K/A ROBERTO DELCASTILLO, MILLER DELCASTILLO, EVA DELCASTILLO, 66 RIDGE LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 13 Writ of Execution: 2018-03109
Receipt Number: 2021 1 10627
Adjourned Tax Parcel: 50-035-187-024-244
to Real Debt: \$181,435.48
2/9/2024 Attorney for Plt: Romano Garubo & 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.
- 14 Writ of Execution: 2018-03596
Receipt Number: 2022 1 14089
Adjourned Tax Parcel: 02-023-119
to Real Debt: \$295,402.39
2/9/2024 Attorney for Plt: Duane Morris LLP
COBA, INC ASSIGNEE OF TD BANK, N.A. VS. GREGORI S. PHELAN SR. AKA GREGORI S. PHELAN, 941 LOCUST AVENUE, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 15 Writ of Execution: 2018-03816
Receipt Number: 2022 1 15077
Adjourned Tax Parcel: 20-055-01K-639-00B
to Real Debt: \$217,593.93
1/12/2024 Attorney for Plt: Friedman Vartolo
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. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 16 Writ of Execution: 2018-04788
Receipt Number: 2022 1 01770
Adjourned Tax Parcel: 05-075-024
to Real Debt: \$244,261.58
1/12/2024 Attorney for Plt: Powers Kim LLC
PENNYMAC LOAN SERVICES VS. LINDA BROWN, BRADLEY S. BROWN AKA BRADLEY BROWN, THE UNITED STATES OF AMERICA, 32 JONQUIL LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

- 17 Writ of Execution: 2019-01239
Receipt Number: 2022 1 11560
Adjourned Tax Parcel: 04-008-048 & 04-008-049
to Real Debt: \$274,378.17
1/12/2024 Attorney for Plt: RAS Crane & Partners PLLC
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.
- 18 Writ of Execution: 2019-04664
Receipt Number: 2023 1 09394
Off Tax Parcel: 05-012-502
Real Debt: \$3,236.23
Attorney for Plt: Portnoff Law Associates LTD
BRISTOL TOWNSHIP VS. AKINKUNLE SOMOYE, 807 GRANT AVENUE, BRISTOL.
MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 19 Writ of Execution: 2019-04927
Receipt Number: 2023 1 09755
Adjourned Tax Parcel: 29-041-062
to Real Debt: \$468,397.51
1/12/2024 Attorney for Plt: Pincus Law Group
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 2005-AB5 C/O NEW REZ LLC FKA NEW PENN FINANCIAL,
LLC FKA SHELLPOINT MORTGAGE SERVICING VS. GREGG S. FOX AKA GREGG
STEVEN FOX; PAMELA FOX; UNITED STATES OF AMERICA, 60 COLUMBINE
CIRCLE, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF NEWTOWN.
- 20 Writ of Execution: 2019-05481
Receipt Number: 2023 1 09164
Adjourned Tax Parcel: 07-011-004-039
to Real Debt: \$4,733.24
12/8/2023 Attorney for Plt: Clemons Richter & Reiss
LINDENFIELD CONDOMINIUM ASSOCIATION VS. MICHELE MCENTEE, 539 PATRICK
PLACE, CHALFONT. MESSUAGE AND TRACT IN THE BOROUGH OF CHALFONT.
- 21 Writ of Execution: 2019-07085
Receipt Number: 2023 1 07014
Adjourned Tax Parcel: 53-015-054 & 53-015-057
to Real Debt: \$134,778.40
1/12/2024 Attorney for Plt: Law Office of Gregory Javardian LLC
CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA VS. MARCIA
WHITE, THOMAS WHITE A/K/A THOMAS C. WHITE, III, 122 MIDLAND ROAD &
WOODLAND ROAD, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF
WRIGHTSTOWN.
- 22 Writ of Execution: 2019-07411
Receipt Number: 2022 1 14760
Adjourned Tax Parcel: 05-033-290
to Real Debt: \$221,495.08
1/12/2024 Attorney for Plt: RAS Crane & Partners PLLC
U.S. BANK NATIONAL ASSOCIATION VS. WILLIAM J. WADE, PATRICIA WADE, 141
IVY HILL ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF
BRISTOL.

- 23 Writ of Execution: 2019-08413
 Receipt Number: 2023 1 08324
From Tax Parcel: 05-058-090
10/13/2023 Real Debt: \$266,252.81
Sale Attorney for Plt: KML Law Group PC
 REVERSE MORTGAGE FUNDING LLC VS. THE UNKNOWN HEIRS OF JAMES
 ROBERTSON JR. DECEASED, 318 PARK AVENUE, BRISTOL. MESSUAGE AND TRACT
 IN THE TOWNSHIP OF BRISTOL.
- 24 Writ of Execution: 2020-00801
 Receipt Number: 2022 1 10768
Adjourned to Tax Parcel: 04-009-001
2/9/2024 Real Debt: \$105,055.13
 Attorney for Plt: LOGS Legal Group LLP
 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.
- 25 Writ of Execution: 2020-01078
 Receipt Number: 2023 1 04360
From Tax Parcel: 05-007-203
9/8/2023 Real Debt: \$208,399.63
Sale Attorney for Plt: McCabe Weisberg & Conway
 POLICE AND FIRE FEDERAL CREDIT UNION VS. ROBERT STEWART, 722 FOURTH
 AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 26 Writ of Execution: 2020-01260
 Receipt Number: 2023 1 03894
Off Tax Parcel: 21-032-038
 Real Debt: \$259,657.56
 Attorney for Plt: Stern & Eisenberg PC
 NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING VS. EMILY P. CAMPBELL
 AKA EMILY CAMPBELL, ROBERT W. CAMPBELL AKA ROBERT CAMPBELL, 853
 HILTON AVENUE, OAKFORD. MESSUAGE AND TRACT IN THE TOWNSHIP OF
 LOWER SOUTHAMPTON.
- 27 Writ of Execution: 2020-01839
 Receipt Number: 2023 1 09994
Adjourned to Tax Parcel: 07-001-019
12/8/2023 Real Debt: \$314,659.89
 Attorney for Plt: Pincus Law Group
 MORTGAGE ASSETS MANAGEMENT LLC VS. PATRICIA ANN PLUMMER, 11 W.
 PEACE VALLEY ROAD, CHALFONT. MESSUAGE AND TRACT IN THE BOROUGH OF
 CHALFONT.
- 28 Writ of Execution: 2020-05295
 Receipt Number: 2023 1 08166
Adjourned to Tax Parcel: 13-041-082
1/12/2024 Real Debt: \$199,957.69
 Attorney for Plt: Lynch Law Group
 WILMINGTON SAVINGS FUND SOCIETY FSB AS OWNER TRUSTEE OF THE
 RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-E VS. EDWARD J. CIELINSKI,
 DENISE K. CIELINSKI, 30 PRIMROSE LANE, LEVITTOWN. MESSUAGE AND TRACT
 IN THE TOWNSHIP OF FALLS.

- 29 Writ of Execution: 2020-05499
Receipt Number: 2021 1 00506
Off Tax Parcel: 42-004-083-005
Real Debt: \$76,056.93
Attorney for Plt: Grim Biehn & Thatcher
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.
- 30 Writ of Execution: 2020-06540
Receipt Number: 2022 1 10093
Off Tax Parcel: 31-019-010
Real Debt: \$223,189.75
Attorney for Plt: LLP Timoney Knox
HATBORO FEDERAL SAVINGS VS. MICHAEL MACDONALD, JOAN MACDONALD, 95 FAIRHILL DRIVE, CHURCHVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 31 Writ of Execution: 2021-02875
Receipt Number: 2023 1 09756
Adjourned to 12/8/2023 Tax Parcel: 02-048-289
Real Debt: \$12,062.04
Attorney for Plt: Clemons Richter & Reiss
THE VILLAS AT CHANCELLOR'S GLEN VS. YOSHIKO I. JONES, 103 LIBERTY DRIVE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 32 Writ of Execution: 2021-04568
Receipt Number: 2023 1 09163
Adjourned to 12/8/2023 Tax Parcel: 21-013-090
Real Debt: \$7,827.02
Attorney for Plt: Clemons Richter & Reiss
WALNUT RIDGE COMMUNITY ASSOCIATION VS. HAMIDULLAH NASRAT, 7 DUKES WAY, FEASTERVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON.
- 33 Writ of Execution: 2021-05489
Receipt Number: 2022 1 05365
Adjourned to 1/12/2024 Tax Parcel: 06-033-040
Real Debt: \$392,581.25
Attorney for Plt: RAS Crane & Partners PLLC
PHH MORTGAGE CORPORTION VS. NANCY TOWLE, RICHARD TOWLE, 2980 YORKSHIRE ROAD, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BUCKINGHAM.
- 34 Writ of Execution: 2022-00044
Receipt Number: 2023 1 07051
Adjourned to 12/8/2023 Tax Parcel: 02-044-156
Real Debt: \$300,153.31
Attorney for Plt: Padgett Law Group
AJAX MORTGAGE LOAN TRUST 2019-H VS. JOHN W. CATALANO, SANDRA L. CATALANO, THE UNITED STATES OF AMERICA, 3604 PEACH TREE LANE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.

- 35 Writ of Execution: 2022-02065
Receipt Number: 2023 1 04920
Off Tax Parcel: 21-008-183
Real Debt: \$209,297.99
Attorney for Plt: KML Law Group PC
ARDENT CREDIT UNION F/K/A SB1 FEDERAL CREDIT UNION VS. KATHLEEN
MULCAHY, MATTHEW WILKINSON, 1813 MIDFIELD ROAD, FEASTERVILLE.
MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON.
- 36 Writ of Execution: 2022-02092
Receipt Number: 2023 1 06153
Off Tax Parcel: 35-006-048-037
Real Debt: \$132,830.69
Attorney for Plt: Stern & Eisenberg PC
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.
- 37 Writ of Execution: 2022-02248
Receipt Number: 2023 1 07271
Adjourned to 1/12/2024 Tax Parcel: 13-024-119
Real Debt: \$299,856.98
Attorney for Plt: McCabe Weisberg & Conway
ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL
ASSOCIATION AS OWNER TRUSTEE VS. ALBERTA A. WINDFELDER, 100
FALLSINGTON TULLYTOWN ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE
TOWNSHIP OF FALLS.
- 38 Writ of Execution: 2022-02254
Receipt Number: 2023 1 09672
Off Tax Parcel: 04-024-220
Real Debt: \$142,844.12
Attorney for Plt: Orlans PC
M&T BANK VS. JOHN WILLIE SMITH AKA JOHN WILLIE SMITH, III; ROBERT J.
WILLIAMS; ROBERT K. WILLIAMS, 230 MONROE STREET, BRISTOL. MESSUAGE
AND TRACT IN THE BOROUGH OF BRISTOL.
- 39 Writ of Execution: 2022-02452
Receipt Number: 2023 1 00272
Adjourned to 2/9/2024 Tax Parcel: 41-026-015 & 41-026-015-001
Real Debt: \$300,597.34
Attorney for Plt: RAS Crane & Partners PLLC
JPMORGAN CHASE BANK NATIONAL ASSOCIATION VS. BRYAN P. TOMPKINS, 2
INGHAM WAY & INGHAM WAY, NEW HOPE. MESSUAGE AND TRACT IN THE
TOWNSHIP OF SOLEBURY.
- 40 Writ of Execution: 2022-02659
Receipt Number: 2023 1 07268
Adjourned to 12/8/2023 Tax Parcel: 20-043-017
Real Debt: \$327,595.35
Attorney for Plt: RAS Crane & Partners PLLC
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING VS. RAFAEL BRITO, 1805
YARDLEY MORRISVILLE ROAD, YARDLEY. MESSUAGE AND TRACT IN THE
TOWNSHIP OF LOWER MAKEFIELD.

- 41 Writ of Execution: 2022-02817
Receipt Number: 2022 1 15283
Adjourned to 1/12/2024 Tax Parcel: 22-047-098
Real Debt: \$390,258.45
Attorney for Plt: Friedman Vartolo
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.
- 42 Writ of Execution: 2022-02884
Receipt Number: 2023 1 03841
Adjourned to 2/9/2024 Tax Parcel: 05-021-0821009
Real Debt: \$12,828.11
Attorney for Plt: Hoffman Law
CRESTWOOD CONDOMINIUM ASSOCIATION, INC. VS. SHAKIEA SINGLETON, 184
JENNIFER COURT, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF
BRISTOL.
- 43 Writ of Execution: 2022-03385
Receipt Number: 2023 1 02846
Adjourned to 1/12/2024 Tax Parcel: 02-062-012
Real Debt: \$108,343.55
Attorney for Plt: Hill Wallack LLP
WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF STANWICH
MORTGAGE LOAN TRUST F VS. BETH ANN DOVE, WILLIAM A. DOVE, 2564
FORREST ROAD, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF
BENSLEM.
- 44 Writ of Execution: 2022-03561
Receipt Number: 2023 1 04054
Adjourned to 12/8/2023 Tax Parcel: 39-003-402
Real Debt: \$228,426.93
Attorney for Plt: McCabe Weisberg & Conway
WILMINGTON SAVINGS FUND SOCIETY FSB, NOT INDIVIDUAL BUT SOLELY AS
TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION
TRUST 2019-HB1 VS. MICHELLE FULGINITI KNOWN SURVIVING HEIR OF JUDITH A.
KRENZEL; JOHN F. MANG KNOWN SURVIVING HEIR OF JUDITH A. KRENZEL;
SUSANNE G. THOMSON KNOWN SURVIVING HEIR OF JUDITH A. KRENZEL,
UNKNOWN SURVIVING HEIR OF JUDITH A. KRENZEL, 546 PEABODY COURT,
SELLERSVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF SELLERSVILLE.
- 45 Writ of Execution: 2022-03668
Receipt Number: 2023 1 04514
Adjourned to 1/12/2024 Tax Parcel: 05-009-385-001
Real Debt: \$122,960.11
Attorney for Plt: Brock and Scott
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER VS. MELISSA BROPHY, 1922
MAPLE AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF
BRISTOL.

- 46 Writ of Execution: 2022-03949
Receipt Number: 2022 1 15838
Adjourned to 1/12/2024 Tax Parcel: 51-027-230
Real Debt: \$143,667.19
Attorney for Plt: RAS Crane & Partners PLLC
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.
- 47 Writ of Execution: 2022-04290
Receipt Number: 2023 1 07009
Off Tax Parcel: 04-023-080
Real Debt: \$253,827.88
Attorney for Plt: KML Law Group PC
MIDFIRST BANK VS. ERICA RUIZ, MANUEL VILLANUEVA, 512 JEFFERSON AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE BOROUGH OF BRISTOL.
- 48 Writ of Execution: 2022-04349
Receipt Number: 2023 1 10328
Off Tax Parcel: 15-017-013-004
Real Debt: \$654,092.81
Attorney for Plt: Hill Wallack LLP
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ALTERNATIVE LOAN TRUST 2005-81 MORTGAGE PASS-THROUGH CERTIFICATES 2005-81 VS. CHRISTOPHER C. LITTRELL; BRENDA L. LITTRELL; THE UNITED STATES OF AMERICA, 620 SCHWENK MILL ROAD, PERKASIE. MESSUAGE AND TRACT IN THE TOWNSHIP OF HILLTOWN.
- 49 Writ of Execution: 2022-04688
Receipt Number: 2023 1 03936
Adjourned to 1/12/2024 Tax Parcel: 20-033-199
Real Debt: \$271,659.73
Attorney for Plt: Romano Garubo & Argentieri
U.S BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST VS. TUSHAR NENE, 1560 LITTLECROFT COURT, YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 50 Writ of Execution: 2022-04730
Receipt Number: 2023 1 10056
Off Tax Parcel: 09-009-005-001
Real Debt: \$1,461,295.87
Attorney for Plt: Berger Law
FIRST COMMONWEALTH BANK, SUCCESSOR BY MERGER TO CENTRIC BANK VS. SANDY RIDGE PARTNERS GENERAL PARTNERSHIP AKA SANDY RIDGE PARTNERS, SHAWN TOUHILL AKA SHAWN E. TOUHILL, GERALYN TOUHILL AKA GERALYN M. TOUHILL, 925 SANDY RIDGE ROAD, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF DOYLESTOWN.

- 51 Writ of Execution: 2022-04915
Receipt Number: 2023 1 04223
Off Tax Parcel: 50-015-180-300
Real Debt: \$427,048.35
Attorney for Plt: Law Office of Gregory Javardian LLC
THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-2 C/O CARRINGTON MORTGAGE SERVICES, LLC VS. IOURI LOBOV, MARINA IVANOVA, 1006 PARTRIDGE PLACE, WARRINGTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARRINGTON.
- 52 Writ of Execution: 2022-05013
Receipt Number: 2023 1 01496
Adjourned to 12/8/2023 Tax Parcel: 05-043-546
Real Debt: \$170,206.71
Attorney for Plt: Michael McKeever
PENNYMAC LOAN SERVICES, LLC VS. ROSALIE A. BOLLARD, DAVID J. BOLLARD JR, 46 GLENWOOD LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 53 Writ of Execution: 2022-05144
Receipt Number: 2023 1 07843
Off Tax Parcel: 05-025-082-312
Real Debt: \$10,600.37
Attorney for Plt: Hoffman Law
CRESTWOOD CONDOMINIUM ASSOCIATION, INC. VS. ROBERT GERARD, 54 NATALIE COURT, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 54 Writ of Execution: 2022-05152
Receipt Number: 2023 1 00396
Adjourned to 2/9/2024 Tax Parcel: 36-022-169
Real Debt: \$293,093.30
Attorney for Plt: Hladik Onorato & Federman LLP
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.
- 55 Writ of Execution: 2022-05217
Receipt Number: 2023 1 09671
Tax Parcel: 26-022-040
Real Debt: \$226,024.29
Attorney for Plt: Brock and Scott
NATIONSTAR MORTGAGE LLC VS. FRANCIS CAVANAUGH; MONICA ESPOSITO-CAVANAUGH AKA MONICA ESPOSITO CAVANAUGH, 100 STOCKTON COURT, CHALFONT. MESSUAGE AND TRACT IN THE TOWNSHIP OF NEW BRITAIN.

- 56 Writ of Execution: 2022-06406
Receipt Number: 2023 1 09165
Adjourned to 12/8/2023 Tax Parcel: 27-008-005-156
Real Debt: \$74,770.79
Attorney for Plt: RAS Crane & Partners PLLC
SPECIALIZED LOAN SERVICING LLC VS. LEO MURSKY AKA LEO F. MURSKU JR. IN HIS CAPACITY AS EXECUTOR AND HEIR OF THE ESTATE OF ROBERT P. DUE AKA ROBERT PATRICK DUE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT P. DUE AKA ROBERT PATRICK DUE, 22 RUNNEMEDE STREET, NEW HOPE. MESSUAGE AND TRACT IN THE BOROUGH OF NEW HOPE.
- 57 Writ of Execution: 2022-06466
Receipt Number: 2023 1 03892
Off Tax Parcel: 05-061-440
Real Debt: \$209,196.13
Attorney for Plt: Stern & Eisenberg PC
BANK OF NEW YORK MELLON TRUST COMPANY, NA AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST VS. JOHNNIE SINGLETON JR SOLEY IN HIS CAPACITY AS KNOWN HEIR OF LOIS SINGLETON; LOIS SINGLETON; PHYLLIS SINGLETON SOLEY IN HER CAPACITY AS KNOWN HEIR OF LOIS SINGLETON; SANDRA SINGLETON SOLEY IN HER CAPACITY AS KNOWN HEIR OF LOIS SINGLETON; THE UNKNOWN HEIRS OF LOIS SINGLETON, 5703 BEAVER DAM ROAD, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 58 Writ of Execution: 2022-06497
Receipt Number: 2023 1 08935
Off Tax Parcel: 04-018-168
Real Debt: \$89,776.72
Attorney for Plt: Stern & Eisenberg PC
LSF9 MASTER PARTICIPATION TRUST VS. DEBRA VORTERS, 229 MARKET STREET, BRISTOL. MESSUAGE AND TRACT IN THE BOROUGH OF BRISTOL.
- 59 Writ of Execution: 2022-06813
Receipt Number: 2023 1 04190
Off Tax Parcel: 33-006-084
Real Debt: \$249,533.98
Attorney for Plt: Brock and Scott
FREEDOM MORTGAGE CORPORATION VS. GEOFFREY C. WEST, RACHEL A. RUSSELL, 309 N. 6TH STREET, PERKASIE. MESSUAGE AND TRACT IN THE BOROUGH OF PERKASIE.
- 60 Writ of Execution: 2023-00066
Receipt Number: 2023 1 07101
Adjourned to 1/12/2024 Tax Parcel: 22-062-242
Real Debt: \$373,133.08
Attorney for Plt: RAS Crane & Partners PLLC
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION VS. CHRISTOPHER ROBINSON, MARY ROBINSON ALA MARY J. ROBINSON AKA MARY JEAN ROBINSON, 6 COBALT RIDGE DRIVE EAST, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.

- 61 Writ of Execution: 2023-00094
Receipt Number: 2023 1 05684
Adjourned Tax Parcel: 23-002-010-011
to Real Debt: \$25,136.69
1/12/2024 Attorney for Plt: Manley Deas Kochalski
KEYBANK, NA, S/B/M FIRST NIAGARA BANK, NA VS. ROBERT S. HARLOW,
MARGARET E. HARLOW (DECEASED), 1520 GATEWAY DRIVE, SPINNERSTOWN.
MESSUAGE AND TRACT IN THE TOWNSHIP OF MILFORD.
- 62 Writ of Execution: 2023-00398
Receipt Number: 2023 1 09162
Adjourned Tax Parcel: 05-012-204
to Real Debt: \$128,765.79
1/12/2024 Attorney for Plt: KML Law Group PC
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN
TRUST 1 VS. DIANE L. BLOOD, 706 EMILY AVENUE, CROYDON. MESSUAGE AND
TRACT IN THE TOWNSHIP OF BRISTOL.
- 63 Writ of Execution: 2023-00589
Receipt Number: 2023 1 09839
Adjourned Tax Parcel: 07-007-001
to Real Debt: \$127,917.42
12/8/2023 Attorney for Plt: Stern & Eisenberg PC
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE AS
SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR THE BEAR STEARNS STRUCTURED SECURITIES INC. MORTGAGE PASS-
THROUGH CERTIFICATES SERIES 1997-2 VS. GARY J. MEYER, LAURIE R.
MACCLOUD, 219 PENNSYLVANIA AVENUE, CHALFONT. MESSUAGE AND TRACT IN
THE BOROUGH OF CHALFONT.
- 64 Writ of Execution: 2023-00891
Receipt Number: 2023 1 07272
From Tax Parcel: 05-038-278
9/8/2023 Real Debt: \$204,272.42
Sale Attorney for Plt: Law Office of Gregory Javardian LLC
CITIZENS BANK N.A. F/K/A RBS CITIZENS, N.A. VS. JOHN M. SHUBIN, 74
GOODTURN ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF
BRISTOL.
- 65 Writ of Execution: 2023-01540
Receipt Number: 2023 1 08322
Adjourned Tax Parcel: 21-035-066
to Real Debt: \$102,709.70
1/12/2024 Attorney for Plt: Hill Wallack LLP
CARRINGTON MORTGAGE SERVICES LLC VS. MICHAEL J. CONNELLY, JEANNE M.
CONNELLY, 1240 SILES AVENUE, FEASTERVILLE TREVOSSE. MESSUAGE AND
TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON.

- 66 Writ of Execution: 2023-01612
Receipt Number: 2023 1 07011
From Tax Parcel: 20-004-030
9/8/2023 Real Debt: \$324,769.71
Sale Attorney for Plt: Hladik Onorato & Federman LLP
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1 VS. DAVIDA M. GALIBER, 2058 EAST WELLINGTON ROAD, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 67 Writ of Execution: 2023-01660
Receipt Number: 2023 1 08220
Adjourned Tax Parcel: 13-032-055
to Real Debt: \$123,343.51
1/12/2024 Attorney for Plt: Brock and Scott
FREEDOM MORTGAGE CORPORATION VS. WILLIAM A. MAY, 41 OLD LOCUST AVENUE, FALLSINGTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 68 Writ of Execution: 2023-02341
Receipt Number: 2023 1 09698
Adjourned Tax Parcel: 13-023-077
to Real Debt: \$52,728.12
1/12/2024 Attorney for Plt: Brock and Scott
NATIONSTAR MORTGAGE LLC VS. SHERRY MARTINI, 79 TULIP LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 69 Writ of Execution: 2023-02379
Receipt Number: 2023 1 09320
Adjourned Tax Parcel: 04-013-164-007
to Real Debt: \$128,898.67
1/12/2024 Attorney for Plt: Vitti Law Group
PENNSYLVANIA HOUSING FINANCE AGENCY VS. JOHN W. CROHE JR., 642 NEW BUCKLEY STREET, BRISTOL. MESSUAGE AND TRACT IN THE BOROUGH OF BRISTOL.
- 70 Writ of Execution: 2023-02483
Receipt Number: 2023 1 10330
Tax Parcel: 49-011-091
Real Debt: \$102,721.25
Attorney for Plt: LLP Timoney Knox
HATBORO FEDERAL SAVINGS VS. JESSICA JERVIS, EDWARD SEARS, 932 WALNUT ROAD, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.
- 71 Writ of Execution: 2023-02576
Receipt Number: 2023 1 09626
Tax Parcel: 42-009-012
Real Debt: \$275,361.09
Attorney for Plt: KML Law Group PC
CSMC 2019-RPL 10 TRUST VS. BENJAMIN A. GINDER, FRANCINE L. GINDER, 1125 PASSER ROAD, COOPERSBURG. MESSUAGE AND TRACT IN THE TOWNSHIP OF SPRINGFIELD.

- 72 Writ of Execution: 2023-02596
 Receipt Number: 2023 1 10331
 Adjoined Tax Parcel: 29-040-018
 to Real Debt: \$487,362.41
 1/12/2024 Attorney for Plt: Hill Wallack LLP
 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-4 VS. MARK QUINNAN; DEBORAH A. QUINNAN, 33 SPRUCE COURT, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF NEWTOWN.
- 73 Writ of Execution: 2023-02903
 Receipt Number: 2023 1 09900
 Tax Parcel: 20-007-116
 Real Debt: \$177,127.02
 Attorney for Plt: Law Office of Gregory Javardian LLC
 CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A. VS. BRIAN K. STEIN, DEBRA STEIN AKA DEBRA G. STEIN, 1475 GREENMEADOWS ROAD, YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 74 Writ of Execution: 2023-02907
 Receipt Number: 2023 1 09395
 Off Tax Parcel: 34-008-438
 Real Debt: \$239,799.82
 Attorney for Plt: Brock and Scott
 FREEDOM MORTGAGE CORPORATION VS. KATHERINE SPEISER, 3832 WILLIAM DAVES ROAD, UNIT 11, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF PLUMSTEAD.
- 75 Writ of Execution: 2023-02968
 Receipt Number: 2023 1 09753
 Off Tax Parcel: 21-007-021
 Real Debt: \$80,755.63
 Attorney for Plt: Hill Wallack LLP
 WILMINGTON SAVINGS FUND SOCIETY FSB NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RELIANT TRUST SERIES DE IV VS. VALERIE A. BROWN, 8 STOLTZ AVENUE, FEASTERVILLE TREVOSSE. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON.
- 76 Writ of Execution: 2023-02986
 Receipt Number: 2023 1 09840
 Adjoined Tax Parcel: 02-084-216
 to Real Debt: \$135,157.11
 1/12/2024 Attorney for Plt: RAS Crane & Partners PLLC
 NATIONSTAR MORTGAGE LLC VS. IAN BELL, 5226 WINDWARD LANE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 77 Writ of Execution: 2023-03253
 Receipt Number: 2023 1 10329
 Off Tax Parcel: 37-001-147
 Real Debt: \$193,406.88
 Attorney for Plt: Purcell Krug & Haller
 PENNSYLVANIA HOUSING FINANCE AGENCY VS. AARIN E. RUMSEY, 101 BRIARWOOD DRIVE, RICHLANDTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF RICHLANDTOWN.

78 Writ of Execution: 2023-03378
 Receipt Number: 2023 1 10057
Adjourned Tax Parcel: 22-083-134
to Real Debt: \$73,925.77
1/12/2024 Attorney for Plt: Hladik Onorato & Federman LLP
 UNITED CITIES CREDIT UNION VS. EDDIE W. DANIELS, RUBY M. DANIELS, 406
 GLADSTONE ROAD, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF
 MIDDLETOWN.