

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, May 12, 2023 at eleven o'clock A.M. prevailing time in the Bucks County Administration Building the following real estate

- 1 Writ of Execution: 2013-09037  
 Receipt Number: 2023 1 00936  
 Adjourned Tax Parcel: 02-084-219  
 to Real Debt: \$232,207.45  
 7/14/2023 Attorney for Plt: Kenya Bates  
 THE BANK OF NEW YORK MELLON AS TRUSTEE FOR THE HOLDERS OF THE BEAR STEARNS ALT-A TRUST 2005-1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-1 C/O PHH MORTGAGE CORPORATION AS SERVICER FOR MORTGAGEE VS. MOHAMMAD N. ISLAM A/K/A MD N ISLAM, NILUFA ISLAM, 5220 WINDWARD LANE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 2 Writ of Execution: 2015-02815  
 Receipt Number: 2022 1 15134  
 Adjourned Tax Parcel: 02-013-106  
 to Real Debt: \$239,141.77  
 7/14/2023 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, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 3 Writ of Execution: 2015-05122  
 Receipt Number: 2022 1 14759 **Sold to Attorney**  
 From Tax Parcel: 34-004-035-001-001 **\$1,195.50**  
 3/10/2023 Real Debt: \$495,816.87  
 Sale 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.
- 4 Writ of Execution: 2017-00049  
 Receipt Number: 2023 1 01677  
 Adjourned Tax Parcel: 13-006-229  
 to Real Debt: \$234,771.92  
 12/8/2023 Attorney for Plt: Kenya Bates  
 PHH MORTGAGE CORPORATION VS. BARBARA E. MACAINSH, THE UNITED STATES OF AMERICA c/o U.S. ATTORNEY'S OFFICE, 317 ANDOVER ROAD, FAIRLESS HILLS. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 5 Writ of Execution: 2017-03139  
 Receipt Number: 2022 1 04623  
 Adjourned Tax Parcel: 02-036-088  
 to Real Debt: \$285,217.34  
 6/9/2023 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.

- 6 Writ of Execution: 2017-06258  
Receipt Number: 2021 1 12005  
Adjourned to 7/14/2023 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 7/14/2023 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: 2018-03109  
Receipt Number: 2021 1 10627  
Adjourned to 7/14/2023 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.
- 9 Writ of Execution: 2018-03174  
Receipt Number: 2021 1 10408  
Off Tax Parcel: 05-037-070  
Real Debt: \$183,110.33  
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.
- 10 Writ of Execution: 2018-03816  
Receipt Number: 2022 1 15077  
Adjourned to 7/14/2023 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. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 11 Writ of Execution: 2018-03918  
Receipt Number: 2023 1 01100  
Adjourned to 7/14/2023 Tax Parcel: 54-001-120  
Real Debt: \$453,924.21  
Attorney for Plt: Matthew Fallings  
LAKEVIW LOAN SERVICING, LLC VS. ANN D. VILLELLA, MICHAEL J. VILLELLA, 1130 UNIVERSITY DRIVE, YARDLEY. MESSUAGE AND TRACT IN THE BOROUGH OF YARDLEY.

- 12 Writ of Execution: 2018-04788  
 Receipt Number: 2022 1 01770  
 Adjourned to 7/14/2023 Tax Parcel: 05-075-024  
 Real Debt: \$244,261.58  
 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.
- 13 Writ of Execution: 2018-06334  
 Receipt Number: 2023 1 02065  
 Off Tax Parcel: 02-016-083-003  
 Real Debt: \$380,194.32  
 Attorney for Plt: Cristina L Connor  
 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. F/K/A JPMORGAN CHASE BANK, AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATE, SERIES 2004-RP1 VS. TROY A. JACKSON AKA TROY JACKSON, 4869 MAGNOLIA AVENUE, TREVOSE AKA OAKFORD. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 14 Writ of Execution: 2018-07009  
 Receipt Number: 2022 1 08312  
 From 3/10/2023 Sale Tax Parcel: 31-036-050  
 Real Debt: \$274,413.02  
 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.
- Sold to Central Penn  
\$342,000.00
- 15 Writ of Execution: 2018-07091  
 Receipt Number: 2022 1 12951  
 Off Tax Parcel: 05-013-290  
 Real Debt: \$2,245.75  
 Attorney for Plt: Robert Daday  
 BRISTOL TOWNSHIP VS. STEVEN A. KRUSZEWSKI, 213 HARRIS AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 16 Writ of Execution: 2019-00392  
 Receipt Number: 2022 1 04624  
 Adjourned to 7/14/2023 Tax Parcel: 13-019-397  
 Real Debt: \$215,187.16  
 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.

- 17 Writ of Execution: 2019-00905  
 Receipt Number: 2023 1 01404  
 Off Tax Parcel: 49-035-061  
 Real Debt: \$30,945.38  
 Attorney for Plt: Gregory Javardian  
 CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA VS. BARBARA A. MOFFIT, DECEASED; FREDERICK J. LORENZON, SUSAN A. LORENZON, 763 SCHOOL LANE, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.
- 18 Writ of Execution: 2019-01239  
 Receipt Number: 2022 1 11560  
 Adjoined to 7/14/2023 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.
- 19 Writ of Execution: 2019-01773  
 Receipt Number: 2022 1 12707  
 Adjoined to 7/14/2023 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.
- 20 Writ of Execution: 2019-02873  
 Receipt Number: 2022 1 11159  
 From 4/14/2023 Tax Parcel: 05-074-141  
 Real Debt: \$172,053.68  
 Sale 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.
- Sold to Nasir Shazad Mirza  
 \$231,000.00

- 21 Writ of Execution: 2019-04190  
 Receipt Number: 2020 1 08757  
 Adjourned to 7/14/2023 Tax Parcel: 31-079-169  
 Real Debt: \$171,386.09  
 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.
- 22 Writ of Execution: 2019-05372  
 Receipt Number: 2023 1 00785  
 Adjourned to 7/14/2023 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.
- 23 Writ of Execution: 2019-06719  
 Receipt Number: 2022 1 10510  
 Adjourned to 7/14/2023 Tax Parcel: 42-005-037-003  
 Real Debt: \$472,971.57  
 Attorney for Plt: Christopher DeNardo  
 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER VS. JOHN D. SABOLCIK, ADMINISTRATOR OF THE ESTATE OF LAURETTE SABOLCIK, DECEASED, 980 STATE ROAD, COOPERSBURG. MESSUAGE AND TRACT IN THE TOWNSHIP OF SPRINGFIELD.
- 24 Writ of Execution: 2019-06900  
 Receipt Number: 2022 1 15243  
 Off 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.
- 25 Writ of Execution: 2019-07330  
 Receipt Number: 2022 1 12576  
 Adjourned to 7/14/2023 Tax Parcel: 48-020-126  
 Real Debt: \$292,511.70  
 Attorney for Plt: Powers Kirn 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.
- 26 Writ of Execution: 2019-07411  
 Receipt Number: 2022 1 14760  
 Adjourned to 7/14/2023 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.

- 27 Writ of Execution: 2019-08247  
Receipt Number: 2022 1 15241  
Adjourned Tax Parcel: 20-039-289  
to Real Debt: \$261,109.24  
7/14/2023 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.
- 28 Writ of Execution: 2019-08377  
Receipt Number: 2022 1 12781  
Adjourned Tax Parcel: 49-023-104  
to Real Debt: \$241,065.70  
7/14/2023 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.
- 29 Writ of Execution: 2020-00600  
Receipt Number: 2023 1 01118  
Off Tax Parcel: 29-028-072  
Real Debt: \$414,490.06  
Attorney for Plt: Michael McKeever  
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY VS.  
KATHLEEN LANG BABAYAN, 553 ATWOOD COURT, NEWTOWN. MESSUAGE AND  
TRACT IN THE TOWNSHIP OF NEWTOWN.
- 30 Writ of Execution: 2020-00640  
Receipt Number: 2022 1 01678  
Adjourned Tax Parcel: 02-072-296  
to Real Debt: \$245,147.35  
8/11/2023 Attorney for Plt: Robert Flacco  
LAKEVIEW LOAN SERVICING, LLC. VS. NICHOLAS TAYLOR, 4124 PORTSMOUTH  
COURT, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 31 Writ of Execution: 2020-00801  
Receipt Number: 2022 1 10768  
Adjourned Tax Parcel: 04-009-001  
to Real Debt: \$105,055.13  
7/14/2023 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.

- 32 Writ of Execution: 2020-00840  
 Receipt Number: 2022 1 00143  
 Adjourned to 7/14/2023 Tax Parcel: 04-025-133  
 Real Debt: \$177,944.73  
 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. MESSAGE AND TRACT IN THE BOROUGH OF BRISTOL.
- 33 Writ of Execution: 2020-03017  
 Receipt Number: 2021 1 15200  
 From 4/14/2023 Tax Parcel: 05-050-017  
 Real Debt: \$207,751.00  
 Sale 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 MANNOCCHI 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. MESSAGE AND TRACT IN THE TOWNSHIP OF BRISTOL. **Sold to Attorney**  
**\$1,543.61**
- 34 Writ of Execution: 2020-05499  
 Receipt Number: 2021 1 00506  
 Adjourned to 8/11/2023 Tax Parcel: 42-004-083-005  
 Real Debt: \$76,056.93  
 Attorney for Plt: Kelly Eberle  
 PENN COMMUNITY BANK FORMERLY KNOWN AS FIRST SAVINGS BANK OF PERKASIE VS. JASON THOMAS KRAMER, HEATHER LYNN BUSKIRK, 2088 SALEM ROAD, COOPERSBURG. MESSAGE AND TRACT IN THE TOWNSHIP OF SPRINGFIELD.
- 35 Writ of Execution: 2021-04900  
 Receipt Number: 2021 1 14791  
 Off Tax Parcel: 22-036-191  
 Real Debt: \$288,247.63  
 Attorney for Plt: Robert Crawley  
 REVERSE MORTGAGE SOLUTIONS, INC. VS. WILLIAM O'SULLIVAN AKA WILLIAM O. SULLIVAN, 619 PARKVIEW AVENUE, LANGHORNE. MESSAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 36 Writ of Execution: 2021-05489  
 Receipt Number: 2022 1 05365  
 Adjourned to 11/9/2023 Tax Parcel: 06-033-040  
 Real Debt: \$392,581.25  
 Attorney for Plt: Robert Flacco  
 PHH MORTGAGE CORPORATION VS. NANCY TOWLE; RICHARD TOWLE, 2980 YORKSHIRE ROAD, DOYLESTOWN. MESSAGE AND TRACT IN THE TOWNSHIP OF BUCKINGHAM.

- 37 Writ of Execution: 2021-06522  
 Receipt Number: 2022 1 13712  
 Off Tax Parcel: 20-076-001-317  
 Real Debt: \$5,686.25  
 Attorney for Plt: Josephine Lee Wolf  
 SPRUCE MILL CONDOMINIUM ASSOCIATION VS. JOHN G. KESZNER, KRISTINA L. KESZNER, 2207 BROOKHAVEN DRIVE, YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 38 Writ of Execution: 2022-00185  
 Receipt Number: 2022 1 09351  
 From Tax Parcel: 21-035-123  
 4/14/2023 Real Debt: \$111,011.63  
 Sale Attorney for Plt: Matthew Fallings  
 LOANCARE, LLC VS. BRIAN J. NOGA, TRACY M. NOGA, 1941 OAKFORD AVENUE, FEASTERVILLE TREVOSE. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON. **Sold to Attorney \$1,444.00**
- 39 Writ of Execution: 2022-00457  
 Receipt Number: 2022 1 06469  
 Adjourned to Tax Parcel: 05-059-082  
 7/14/2023 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.
- 40 Writ of Execution: 2022-00744  
 Receipt Number: 2022 1 14475  
 Adjourned to Tax Parcel: 05-021-150  
 6/9/2023 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.
- 41 Writ of Execution: 2022-01041  
 Receipt Number: 2022 1 07588  
 Adjourned to Tax Parcel: 13-029-199  
 8/11/2023 Real Debt: \$180,482.25  
 Attorney for Plt: Robert Crawley  
 MORTGAGE ASSETS MANAGEMENT, LLC VS. SUSAN N. KEEN, 649 CAMPUS DRIVE, PERKASIE. MESSUAGE AND TRACT IN THE TOWNSHIP OF EAST ROCKHILL.



- 42 Writ of Execution: 2022-01450  
Receipt Number: 2023 1 01288  
Off Tax Parcel: 49-004-058  
Real Debt: \$226,674.67  
Attorney for Plt: Matthew Fallings  
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER VS. KYLE P. FORD, 1500  
KINGSLEY DRIVE, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
WARMINSTER.
- 43 Writ of Execution: 2022-01467 **Sold to Veysal Badalov**  
Receipt Number: 2022 1 12827 **\$251,000.00**  
From Tax Parcel: 05-039-231  
4/14/2023 Real Debt: \$203,590.20  
Sale 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.
- 44 Writ of Execution: 2022-01515  
Receipt Number: 2022 1 12413  
Adjourned Tax Parcel: 05-033-024  
to Real Debt: \$316,149.42  
7/14/2023 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.
- 45 Writ of Execution: 2022-01750  
Receipt Number: 2022 1 12407  
Adjourned Tax Parcel: 35-004-349  
to Real Debt: \$279,974.43  
7/14/2023 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.
- 46 Writ of Execution: 2022-01968  
Receipt Number: 2023 1 01920  
Tax Parcel: 24-002-069 **Sold to Mitchell Morgan**  
Real Debt: \$194,697.17 **\$236,000.00**  
Attorney for Plt: Andrew Marley  
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS  
INC. VS. ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS,  
ADMINISTRATORS AND DEVISEES OF THE ESTATE OF THEODORE A. LONG AKA  
THEODORE A. LONG SR. DECEASED; DWAYNE LONG SOLELY IN HIS CAPACITY AS  
KNOWN HEIR OF THEODORE A. LONG AKA THEODORE A. LONG SR.; THEODORE A.  
LONG AKA THEODORE A LONG SR; THEODORE A. LONG JR SOLELY IN HIS  
CAPACITY AS KNOWN HEIR OF THEODORE A. LONG AKA THEODORE A. LONG  
SR., 593 ROSEMAR DRIVE, YARDLEY. MESSUAGE AND TRACT IN THE BOROUGH  
OF MORRISVILLE.

- 47 Writ of Execution: 2022-02207  
 Receipt Number: 2022 1 14761  
 Adjourned Tax Parcel: 31-037-082  
 to Real Debt: \$312,818.43  
 7/14/2023 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.
- 48 Writ of Execution: 2022-02228  
 Receipt Number: 2022 1 10742  
 Off Tax Parcel: 22-020-049  
 Real Debt: \$474,038.82  
 Attorney for Plt: Michael McKeever  
 GS MORTGAGE-BACKED SECURITIES TRUST 2020-RPL2 VS. CHRIS CINKAJ, 827  
 HULMEVILLE ROAD, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 MIDDLETOWN.
- 49 Writ of Execution: 2022-02256  
 Receipt Number: 2022 1 12826  
 Off 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.
- 50 Writ of Execution: 2022-02749  
 Receipt Number: 2022 1 13681  
 From Tax Parcel: 05-021-128 **Sold to Cental Penn**  
 4/14/2023 Real Debt: \$220,998.85 **\$258,000.00**  
 Sale 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.
- 51 Writ of Execution: 2022-02817  
 Receipt Number: 2022 1 15283  
 Adjourned Tax Parcel: 22-047-098  
 to Real Debt: \$390,258.45  
 7/14/2023 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.
- 52 Writ of Execution: 2022-03324  
 Receipt Number: 2023 1 00705  
 Off 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.

- 53 Writ of Execution: 2022-03657  
 Receipt Number: 2023 1 01676  
 Adjourned to 6/9/2023 Tax Parcel: 31-013-048  
 Real Debt: \$219,344.66  
 Attorney for Plt: M. Troy Freedman  
 ONSLOW BAY FINANCIAL LLC VS. THERESA B. MILLAR, JESSICA MILLAR, 72  
 MANOR ROAD AKA MANOR DRIVE, RICHBORO. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF NORTHAMPTON.
- 54 Writ of Execution: 2022-03949  
 Receipt Number: 2022 1 15838  
 Adjourned to 7/14/2023 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.
- 55 Writ of Execution: 2022-03988  
 Receipt Number: 2022 1 15244  
 Off 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.
- 56 Writ of Execution: 2022-04551  
 Receipt Number: 2022 1 15076  
 From 3/10/2023 Tax Parcel: 05-078-049  
 Real Debt: \$60,422.44  
 Sale 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. **Sold to Central Penn**  
**\$215,000.00**
- 57 Writ of Execution: 2022-04632  
 Receipt Number: 2022 1 15366  
 Adjourned to 6/9/2023 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.
- 58 Writ of Execution: 2022-05013  
 Receipt Number: 2023 1 01496  
 Adjourned to 6/9/2023 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.

- 59 Writ of Execution: 2022-05300  
 Receipt Number: 2023 1 01994  
 Adjourned Tax Parcel: 49-015-115  
 to Real Debt: \$362,764.60  
 7/14/2023 Attorney for Plt: Robert Crawley  
 FREEDOM MORTGAGE CORPORATION VS. MONA J. GARNER, JOHN H. GARNER,  
 747 SPRUCE ROAD, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 WARMINSTER.
- 60 Writ of Execution: 2022-05673  
 Receipt Number: 2023 1 01099  
 Tax Parcel: 20-029-008  
 Real Debt: \$242,939.69  
 Attorney for Plt: Kenya Bates  
 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE  
 REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST,  
 SERIES 2006-FM2, ASSET BACKED PASS-THROUGH CERTIFICATES VS. KRYSTAL  
 JOHNSON SOLELY IN HER CAPACITY AS KNOWN HEIR OF DENISE K. JOHNSON;  
 SHAWN JOHNSON IN HIS CAPACITY AS KNOWN HEIR OF DENISE K. JOHNSON;  
 RACHEL KORYTOWSKI IN HER CAPACITY AS KNOWN HEIR OF DENISE K.  
 JOHNSON; THE UNKNOWN HEIRS OF DENISE L. JOHNSON, DECEASED, 1712  
 MORRIS LANE, WASHINGTON CROSSING. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF LOWER MAKEFIELD.
- 61 Writ of Execution: 2022-05879  
 Receipt Number: 2023 1 00653  
 From Tax Parcel: 22-031-103  
 4/14/2023 Real Debt: \$4,788,127.60  
 Sale 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.
- 62 Writ of Execution: 2022-05880  
 Receipt Number: 2023 1 00652  
 From Tax Parcel: 21-003-159  
 4/14/2023 Real Debt: \$4,788,127.60  
 Sale 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.
- 63 Writ of Execution: 2022-05912  
 Receipt Number: 2023 1 00987  
 Off Tax Parcel: 02-020-186  
 Real Debt: \$69,346.18  
 Attorney for Plt: Powers Kirn LLC  
 WELLS FARGO BANK NA. S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION VS.  
 FRANCES A. GRAY, 5950 GRISCOMB DRIVE, BENSLEM. MESSUAGE AND TRACT  
 IN THE TOWNSHIP OF BENSLEM.

- 64      Writ of Execution: 2022-06208  
          Receipt Number: 2023 1 00988  
Off      Tax Parcel: 22-054-048  
          Real Debt: \$237,738.77  
          Attorney for Plt: Powers Kim LLC  
          WELLS FARGO BANK, N.A. VS. STEPHEN M. YORK, ALEXANDRIA M. YORK, 49  
          FOUNTAIN ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
          MIDDLETOWN.
- 65      Writ of Execution: 2022-06373  
          Receipt Number: 2023 1 01995  
Off      Tax Parcel: 33-002-094  
          Real Debt: \$189,921.42  
          Attorney for Plt: Brock and Scott  
          FREEDOM MORTGAGE CORPORATION VS. JONATHAN LUCIANO, CRYSTAL  
          LUCIANO, 201 PARKRIDGE DRIVE, PERKASIE. MESSUAGE AND TRACT IN THE  
          BOROUGH OF PERKASIE.