

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, October 13, 2023 at eleven o'clock A.M. prevailing time in the Bucks County Administration Building the following real estate

- 1      Writ of Execution: 2013-08640  
          Receipt Number: 2022 1 02987  
 Off    Tax Parcel: 13-007-240  
          Real Debt: \$191,547.28  
          Attorney for Plt: Hladik Onorato & Federman LLP  
          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.
  
- 2      Writ of Execution: 2014-06171  
          Receipt Number: 2023 1 08127  
          Tax Parcel: 22-023-034.005  
          Real Debt: \$335,892.21  
          Attorney for Plt: Powers Kirn LLC  
          CELINK VS. LAWRENCE WALLICK SOLELY IN HIS CAPACITY AS HEIR OF LORRAINE WALLICK AKA LORRAINE T. WALLICK DECEASED; ESTHER COLE SOLELY IN HER CAPACITY AS HEIR OF LORRAINE WALLICK AKA LORRAINE T. WALLICK DECEASED; PAUL WALLICK SOLELY IN HIS CAPACITY AS HEIR OF LORRAINE WALLICK AKA LORRAINE T. WALLICK DECEASED; JOHN WALLICK SOLELY IN HIS CAPACITY AS HEIR OF LORRAINE WALLICK AKA LORRAINE T. WALLICK DECEASED; THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST UNDER LORRAINE T. WALLICK DECEASED. 517 WEST RICHARDSON AVENUE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
  
- 3      Writ of Execution: 2015-00156  
          Receipt Number: 2019 1 15368  
 Adjourned to 11/9/2023 Tax Parcel: 31-028-074  
          Real Debt: \$350,084.04  
          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.
  
- 4      Writ of Execution: 2015-02815  
          Receipt Number: 2022 1 15134  
 From 7/14/2023 Tax Parcel: 02-013-106  
          Real Debt: \$239,141.77  
 Sale    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.

- 5 Writ of Execution: 2015-07310  
Receipt Number: 2023 1 06150  
Adjourned Tax Parcel: 41-035-008-005  
to Real Debt: \$2,748,374.31  
12/8/2023 Attorney for Plt: Friedman Vartolo  
U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CABANA SERIES III TRUST VS. ANGELA S. FANELLI, UNITED STATES OF AMERICA, 5981 ATKINSON ROAD, NEW HOPE. MESSUAGE AND TRACT IN THE TOWNSHIP OF SOLEBURY.
- 6 Writ of Execution: 2016-04588  
Receipt Number: 2023 1 02922  
Off Tax Parcel: 05-049-046  
Real Debt: \$498,512.11  
Attorney for Plt: RAS Crane & Partners PLLC  
FIFTH THIRD BANK SUCCESSOR BY MERGER TO FIFTH THIRD MORTGAGE COMPANY VS. BEN T. BALTAZAR, BETTINA BALTAZAR AKA BETTINA ANN BALTAZAR, 63 MAPLE LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 7 Writ of Execution: 2016-05486  
Receipt Number: 2022 1 00548  
Adjourned Tax Parcel: 42-024-004-001  
to Real Debt: \$11,903.81  
11/9/2023 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.
- 8 Writ of Execution: 2016-06199  
Receipt Number: 2023 1 05415  
From Tax Parcel: 48-013-160  
8/11/2023 Real Debt: \$227,118.32  
Sale Attorney for Plt: LOGS Legal Group LLP  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION C/O CARRINGTON MORTGAGESERVICES VS. MICHAEL BELLER, 975 WILLOW STREET, SOUTHAMPTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF UPPER SOUTHAMPTON.
- 9 Writ of Execution: 2016-06461  
Receipt Number: 2023 1 05799  
Adjourned Tax Parcel: 23-016-002  
to Real Debt: \$120,229.65  
12/8/2023 Attorney for Plt: Manley Deas Kochalski  
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT VS. JOAN BEITLER AKA JOAN A. WETZEL AKA JOAN A. BEITLER, KENNETH WETZEL AKA KENNETH J. WETZEL, 2400 MILL HILL ROAD, QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF MILFORD.

- 10 Writ of Execution: 2016-06599  
Receipt Number: 2023 1 07409  
Adjourned to Tax Parcel: 15-011-122  
Real Debt: \$542,729.76  
11/9/2023 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.
- 11 Writ of Execution: 2017-04105  
Receipt Number: 2023 1 07681  
Adjourned to Tax Parcel: 12-006-001-001  
Real Debt: \$278,365.61  
12/8/2023 Attorney for Plt: LOGS Legal Group LLP  
U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR IN INTEREST TO  
BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY  
MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE  
MERRILL LYNCH 2007-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-  
3 VS. NATHAN WEAVER, AMBER WEAVER, 6004 AXE HANDLE ROAD,  
QUAKERTOWN. MESSUAGE AND TRACT PARTLEY IN THE TOWNSHIP OF EAST  
ROCKHILL AND PARTLY IN TOWNSHIP OF RICHLAND.
- 12 Writ of Execution: 2017-04830  
Receipt Number: 2023 1 03979  
Adjourned to Tax Parcel: 51-026-032  
Real Debt: \$200,731.82  
11/9/2023 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.
- 13 Writ of Execution: 2017-05139  
Receipt Number: 2023 1 07387  
Adjourned to Tax Parcel: 24-010-241-004  
Real Debt: \$67,792.26  
12/8/2023 Attorney for Plt: Stern & Eisenberg PC  
U.S BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT  
SOLEY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST VS. SANDRA COIA,  
26 BOWLING GREEN UNIT 4, MORRISVILLE. MESSUAGE AND TRACT IN THE  
BOROUGH OF MORRISVILLE.
- 14 Writ of Execution: 2017-06353  
Receipt Number: 2023 1 05416  
Adjourned to Tax Parcel: 04-026-106-001  
Real Debt: \$268,455.52  
12/8/2023 Attorney for Plt: KML Law Group PC  
PENNSYLVANIA HOUSING FINANCE AGENCY VS. STACY GRISOLIA, 1257  
RADCLIFFE STREET, BRISTOL. MESSUAGE AND TRACT IN THE BOROUGH OF  
BRISTOL.

- 15 Writ of Execution: 2017-06525  
Receipt Number: 2023 1 02991  
Off Tax Parcel: 13-026-508  
Real Debt: \$172,473.71  
Attorney for Plt: KML Law Group PC  
PNC BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK OF INDIANA VS. DEBORAH A. ZIMMERMAN, JOSEPH F. ZIMMERMAN JR., 31 EASTER LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 16 Writ of Execution: 2018-00054  
Receipt Number: 2022 1 07436  
Adjourned to 12/8/2023 Tax Parcel: 02-088-066  
Real Debt: \$255,740.00  
Attorney for Plt: Stern & Eisenberg PC  
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.
- 17 Writ of Execution: 2018-01215  
Receipt Number: 2023 1 04855  
Adjourned to 11/9/2023 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.
- 18 Writ of Execution: 2018-03109  
Receipt Number: 2021 1 10627  
Adjourned to 11/9/2023 Tax Parcel: 50-035-187-024-244  
Real Debt: \$181,435.48  
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.
- 19 Writ of Execution: 2018-05027  
Receipt Number: 2023 1 08165  
Adjourned to 12/8/2023 Tax Parcel: 04-025-027  
Real Debt: \$65,503.11  
Attorney for Plt: KML Law Group PC  
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER VS. DAWN WEIMAR, 724 WOOD STREET, BRISTOL. MESSUAGE AND TRACT IN THE BOROUGH OF BRISTOL.

- 20 Writ of Execution: 2019-01773  
Receipt Number: 2022 1 12707  
Adjourned Tax Parcel: 22-028-085  
to Real Debt: \$535,102.14  
12/8/2023 Attorney for Plt: Friedman Vartolo  
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.
- 21 Writ of Execution: 2019-03685  
Receipt Number: 2022 1 03107  
Off 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  
LOWER MAKEFIELD.
- 22 Writ of Execution: 2019-04943  
Receipt Number: 2022 1 13501  
Off Tax Parcel: 30-011-031  
Real Debt: \$3,680.56  
Attorney for Plt: Portnoff Law Associates LTD  
PALISADES SCHOOL DISTRICT VS. EDWARD HAAS, JR., 8260 EASTON ROAD,  
OTTSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF NOCKAMIXON.
- 23 Writ of Execution: 2019-06480  
Receipt Number: 2023 1 08263  
Off Tax Parcel: 02-049-468  
Real Debt: \$246,886.22  
Attorney for Plt: KML Law Group PC  
THE BANK OF NEW YORL MELLON F/K/A THE BANK OF NEW YORK AS  
INDENTURE TRUSTEE FOR NEWCASTLE MORTGAGE SECURITIES TRUST 2007-1  
VS. WAI K. LO PHUNG AKA WAI-KWAN LO PHUNG, 2531 VALLEYVIEW ROAD,  
BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 24 Writ of Execution: 2019-07735  
Receipt Number: 2023 1 08321  
Adjourned Tax Parcel: 05-048-299  
to Real Debt: \$122,688.77  
12/8/2023 Attorney for Plt: Brock and Scott  
WELLS FARGO BANK, N.A. VS. STEVEN A. POLL, 333 HOLLY DRIVE, LEVITTOWN.  
MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 25 Writ of Execution: 2019-08199  
Receipt Number: 2023 1 03898  
Off Tax Parcel: 02-011-295  
Real Debt: \$339,354.27  
Attorney for Plt: KML Law Group PC  
FREEDOM MORTGAGE CORPORATION VS. KEON FRANK, 3812 DRESHER ROAD,  
BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.

- 26 Writ of Execution: 2019-08377  
Receipt Number: 2022 1 12781  
Adjourned to 12/8/2023 Tax Parcel: 49-023-104  
Real Debt: \$241,065.70  
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. 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.
- 27 Writ of Execution: 2019-08413  
Receipt Number: 2023 1 08324  
Adjourned to 11/9/2023 Tax Parcel: 05-058-090  
Real Debt: \$266,252.81  
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.
- 28 Writ of Execution: 2019-08766  
Receipt Number: 2022 1 08989  
Adjourned to 12/8/2023 Tax Parcel: 09-028-016  
Real Debt: \$460,118.72  
Attorney for Plt: RAS Crane & Partners PLLC  
REVERSE MORTGAGE SOLUTIONS INC. VS. MICHELE GIASONE, JOSEPH A. GIASONE, 124 ROGERS ROAD, FURLONG. MESSUAGE AND TRACT IN THE TOWNSHIP OF DOYLESTOWN.
- 29 Writ of Execution: 2020-00092  
Receipt Number: 2023 1 05328  
Adjourned to 12/8/2023 Tax Parcel: 05-076-060  
Real Debt: \$92,263.53  
Attorney for Plt: Starfield & Smith PC  
PENN COMMUNITY BANK VS. CHARLES S. FORNEY, DENISE CANDICE FORNEY, 32 KINGAPPLE LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 30 Writ of Execution: 2020-00640  
Receipt Number: 2022 1 01678  
Adjourned to 12/8/2023 Tax Parcel: 02-072-296  
Real Debt: \$245,147.35  
Attorney for Plt: RAS Crane & Partners PLLC  
LAKEVIEW LOAN SERVICING, LLC. VS. NICHOLAS TAYLOR, 4124 PORTSMOUTH COURT, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 31 Writ of Execution: 2020-00723  
Receipt Number: 2021 1 12216  
Adjourned to 12/8/2023 Tax Parcel: 13-004-844  
Real Debt: \$218,541.10  
Attorney for Plt: RAS Crane & Partners PLLC  
REVERSE MORTGAGE SOLUTIONS INC. VS. JOHN T. LIVINGSTON AKA JOHN LIVINGSTON, 96 LIBERTY DRIVE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.

- 32 Writ of Execution: 2020-01838  
Receipt Number: 2023 1 06749  
Adjourned to 12/8/2023 Tax Parcel: 47-004-043-001  
Real Debt: \$278,384.78  
Attorney for Plt: Brock and Scott  
WELLS FARGO BANK, N.A. VS. ERNEST SASSO A/K/A ERNEST SASSO, ESQ, CAROL ANN SASSO, 6 JERICHO MOUNTAIN ROAD, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF UPPER MAKEFIELD.
- 33 Writ of Execution: 2020-03800  
Receipt Number: 2023 1 03441  
Off Tax Parcel: 50-024-001.001  
Real Debt: \$1,428,398.78  
Attorney for Plt: John Solt  
DECISIVE INVESTMENT GROUP, LLC, PETER KURTZENHAUER, MARK ANSTEY VS. FREDERICK A. REICHLER, EASTON ROAD, WARRINGTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARRINGTON.
- 34 Writ of Execution: 2020-05295  
Receipt Number: 2023 1 08166  
Tax Parcel: 13-041-082  
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.
- 35 Writ of Execution: 2021-03045  
Receipt Number: 2023 1 02626  
Off Tax Parcel: 50-017-009  
Real Debt: \$120,559.45  
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 C/O SELENE FINANCE LP VS. KATHLEEN M. STANLEY, WOODROW W. STANLEY, 2491 ORCHARD PLACE, WARRINGTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARRINGTON.
- 36 Writ of Execution: 2021-04543  
Receipt Number: 2022 1 02954  
Adjourned to 12/8/2023 Tax Parcel: 48-012-015-00F-045  
Real Debt: \$190,283.69  
Attorney for Plt: RAS Crane & Partners PLLC  
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.

- 37 Writ of Execution: 2021-04744  
Receipt Number: 2023 1 08553  
Off Tax Parcel: 20-003-004-003  
Real Debt: \$238,155.91  
Attorney for Plt: LLP McCarter & English  
REPUBLIC FIRST BANK DBA REPUBLIC BANK VS. JON P. DEBOW, MICHELLE DEBOW, 2270 JASE DRIVE, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 38 Writ of Execution: 2021-06416  
Receipt Number: 2023 1 02625  
Off Tax Parcel: 09-015-014  
Real Debt: \$507,405.42  
Attorney for Plt: LOGS Legal Group LLP  
REVERSE MORTGAGE FUNDING LLC VS. JOHN A. POWER, LOIS E. POWER, 254 PEBBLE RIDGE ROAD, WARRINGTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF DOYLESTOWN.
- 39 Writ of Execution: 2022-00424  
Receipt Number: 2023 1 08936  
Adjourned to 1/12/2024 Tax Parcel: 48-016-050  
Real Debt: \$288,080.96  
Attorney for Plt: RAS Crane & Partners PLLC  
MORTGAGE ASSET MANAGEMENT , LLC VS. JOANNA A. M. WILSON AKA JOANNA A. WILSON, INDIVIDUALLY AS KNOWN HEIR OF THOMAS J. WILSON, AND TRUSTEE AND/OR BENEFICIARY OF THE THOMAS J. WILSON AND JOANNA A.M. WILSON AKA JOANNA A. WILSON REVOCABLE LIVING TRUST; THE THOMAS J. WILSON AND JOANNA A.M. WILSON AKA JOANNA A. WILSON REVOCABLE LIVING TRUST; JOHNA MARIA FISSEL, IN HER CAPACITY AS HEIR OF THOMAS J. WILSON AND/OR BENEFICIARY OF THE THOMAS J. WILSON AND JOANNA A.M. WILSON AKA JOANNA A. WILSON REVOCABLE LIVING TRUST; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS J. WILSON; UNKNOWN BENEFICIARIES OF THE THOMAS J. WILSON AND JOANNA A.M. WILSON AKA JOANNA A. WILSON REVOCABLE LIVING TRUST, 1099 JEFFREY DRIVE, SOUTHAMPTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF UPPER SOUTHAMPTON.
- 40 Writ of Execution: 2022-00531  
Receipt Number: 2023 1 06614  
Off Tax Parcel: 05-058-079  
Real Debt: \$226,255.21  
Attorney for Plt: KML Law Group PC  
U.S. BANK NATIONAL ASSOCIATION VS. MICHELE S. HAINES, 316 NEWPORT ROAD, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 41 Writ of Execution: 2022-00561  
Receipt Number: 2023 1 06154  
Off Tax Parcel: 02-091-121  
Real Debt: \$246,741.23  
Attorney for Plt: KML Law Group PC  
LAKEVIEW LOAN SERVICING, LLC VS. AARON FRANCIS, LISA POLISANO, 6348 MILITIA COURT, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.

- 42 Writ of Execution: 2022-00732  
Receipt Number: 2022 1 05680  
Adjourned Tax Parcel: 35-004-080  
to Real Debt: \$180,481.21  
12/8/2023 Attorney for Plt: RAS Crane & Partners PLLC  
LOANCARE, LLC VS. WILLIAM WRIGHT, STEPHANIE WRIGHT, 317 SOUTH 11TH  
STREET, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF  
QUAKERTOWN.
- 43 Writ of Execution: 2022-00896  
Receipt Number: 2023 1 03437  
Off Tax Parcel: 06-009-113  
Real Debt: \$24,989.33  
Attorney for Plt: Kaplin Stewart Meloff Reiter & Stein PC  
FIRSTRUST BANK VS. MICHAEL J. PIERCE, 3712 POWDER HORN DRIVE, FURLONG.  
MESSUAGE AND TRACT IN THE TOWNSHIP OF BUCKINGHAM.
- 44 Writ of Execution: 2022-01041  
Receipt Number: 2022 1 07588  
Adjourned Tax Parcel: 13-029-199  
to Real Debt: \$180,482.25  
1/12/2024 Attorney for Plt: RAS Crane & Partners PLLC  
MORTGAGE ASSETS MANAGEMENT, LLC VS. SUSAN N. KEEN, 649 CAMPUS DRIVE,  
PERKASIE. MESSUAGE AND TRACT IN THE TOWNSHIP OF EAST ROCKHILL.
- 45 Writ of Execution: 2022-01060  
Receipt Number: 2023 1 07680  
Tax Parcel: 24-008-247  
Real Debt: \$148,217.59  
Attorney for Plt: KML Law Group PC  
M&T BANK VS. TIFFANY R. ADAMS, CHRISTOPHER W. SITARSKI, 34 E  
HENDRICKSON AVENUE, MORRISVILLE. MESSUAGE AND TRACT IN THE  
BOROUGH OF MORRISVILLE.
- 46 Writ of Execution: 2022-01615  
Receipt Number: 2023 1 03896  
From Tax Parcel: 51-018-065  
9/8/2023 Real Debt: \$72,404.34  
Sale Attorney for Plt: LOGS Legal Group LLP  
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION VS. DALE THORPE, RENEE  
THORPE, 1825 FAIRWAY DRIVE, JAMISON. MESSUAGE AND TRACT IN THE  
TOWNSHIP OF WARWICK.
- 47 Writ of Execution: 2022-01638  
Receipt Number: 2022 1 08059  
Adjourned Tax Parcel: 02-049-695  
to Real Debt: \$197,784.12  
12/8/2023 Attorney for Plt: Powers Kirn LLC  
WELLS FARGO BANK, NA VS. ANTHONY B. KOZAR, 2538 SHARON COURT,  
BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.

- 48 Writ of Execution: 2022-01649  
 Receipt Number: 2023 1 06211  
 Adjourned Tax Parcel: 06-028-016  
 to Real Debt: \$721,898.93  
 12/8/2023 Attorney for Plt: Orlans PC  
 LOANDEPOT.COM VS. PATRICK T. BRANNIGAN, BETH A. BRANNIGAN, 3755  
 LANCASTER DRIVE, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP  
 OF BUCKINGHAM.
- 49 Writ of Execution: 2022-02185  
 Receipt Number: 2023 1 03821  
 From Tax Parcel: 36-025-272  
 7/14/2023 Real Debt: \$155,235.79  
 Sale Attorney for Plt: KML Law Group PC  
 FREEDOM MORTGAGE CORPORATION VS. ERIC DOUGLASS AKA ERIC R.  
 DOUGLASS, 285 JOHNSON LANE, QUAKERTOWN. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF RICHLAND.
- 50 Writ of Execution: 2022-02207  
 Receipt Number: 2022 1 14761  
 Adjourned Tax Parcel: 31-037-082  
 to Real Debt: \$312,818.43  
 1/12/2024 Attorney for Plt: Hladik Onorato & Federman LLP  
 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.
- 51 Writ of Execution: 2022-02736  
 Receipt Number: 2023 1 00273  
 From Tax Parcel: 46-012-014  
 8/11/2023 Real Debt: \$267,921.03  
 Sale Attorney for Plt: Powers Kirm LLC  
 PENNYMAC LOAN SERVICES LLC VS. WAYNE W. RICHMAN AKA WAYNE  
 RICHMAN, 357 MAIN STREET, TULLYTOWN. MESSUAGE AND TRACT IN THE  
 BOROUGH OF TULLYTOWN.
- 52 Writ of Execution: 2022-03358  
 Receipt Number: 2023 1 08888  
 Adjourned Tax Parcel: 49-011-196  
 to Real Debt: \$250,024.41  
 12/8/2023 Attorney for Plt: RAS Crane & Partners PLLC  
 MORTGAGE ASSETS MANAGEMENT LLC VS. SAMUEL KRAMER AS CO-EXECUTOR  
 AND HEIR FOR THE ESTATE OF LEWIS JONATHAN KRAMER AKA L. JONATHAN  
 KRAMER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS  
 OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER  
 LEWIS JONATHAN KRAMER AKA L. JONATHAN KRAMER, 1035 CATALPA ROAD,  
 WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.

- 53 Writ of Execution: 2022-03505  
Receipt Number: 2023 1 07270  
Adjourned to 1/12/2024 Tax Parcel: 02-051-045  
Real Debt: \$431,582.75  
Attorney for Plt: KML Law Group PC  
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLEY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST VS. CLAUDIA CARR,  
JAMES CARR JR AKA JAMES F. CARR JR, 5625 CRICKET LANE, BENSALEM.  
MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 54 Writ of Execution: 2022-03594  
Receipt Number: 2023 1 03265  
Adjourned to 1/12/2024 Tax Parcel: 36-022-233-174  
Real Debt: \$200,642.72  
Attorney for Plt: RAS Crane & Partners PLLC  
AMERIHOM MORTGAGE COMPANY, LLC VS. TIMOTHY H. DEHAVEN, 174  
WRANGLER COURT, QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP  
OF RICHLAND.
- 55 Writ of Execution: 2022-03620  
Receipt Number: 2023 1 07977  
Off Tax Parcel: 35-002-202  
Real Debt: \$153,206.46  
Attorney for Plt: LOGS Legal Group LLP  
LAKEVIEW LOAN SERVICING, LLC VS. HUBERT E. STARGELL, 74 BRAITHWAITE  
LANE, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF  
QUAKERTOWN.
- 56 Writ of Execution: 2022-04170  
Receipt Number: 2023 1 07978  
Off Tax Parcel: 20-003-004-003  
Real Debt: \$519,949.24  
Attorney for Plt: KML Law Group PC  
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE  
BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION  
TRUST, SERIES 2020-1 VS. JON DEBOW AKA JON P. DEBOW, MICHELLE DEBOW,  
2270 JASE DRIVE, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
LOWER MAKEFIELD.
- 57 Writ of Execution: 2022-04270  
Receipt Number: 2022 1 14198  
Adjourned to 12/8/2023 Tax Parcel: 15-007-096  
Real Debt: \$215,272.64  
Attorney for Plt: Powers Kirn LLC  
WELLS FARGO BANK, N.A. VS. JAMES J. KEESLER, AMY KEESLER, 144 HAMPSHIRE  
DRIVE, SELLERSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF HILLTOWN.

- 58 Writ of Execution: 2022-04316  
 Receipt Number: 2022 1 13713  
 Adjourned to 1/12/2024 Tax Parcel: 39-008-153-00A  
 Real Debt: \$224,465.24  
 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. JUSTIN FREED, RACHEL WILSON, 145 A DIAMOND STREET, SELLERSVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF SELLERSVILLE.
- 59 Writ of Execution: 2022-04361  
 Receipt Number: 2023 1 08584  
 Tax Parcel: 13-054-265  
 Real Debt: \$377,468.01  
 Attorney for Plt: Brock and Scott  
 LAKEVIEW LOAN SERVICING, LLC VS. PAUL M. SIVACEK KNOWN HEIR OF THE ESTATE OF PAUL M. SIVACEK; REBECCA BACZEWSKI KNOWN HEIR OF THE ESTATE OF PAUL M. SIVACEK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAUL M. SIVACEK; 245 ELBOW LANE, YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 60 Writ of Execution: 2022-04541  
 Receipt Number: 2023 1 07709  
 Off Tax Parcel: 02-077-075  
 Real Debt: \$34,049.95  
 Attorney for Plt: Manley Deas Kochalski  
 PNC BANK, NATIONAL ASSOCIATION VS. VALERIE PALUSZYNSKI AKA VALERIE PEPE, JAMES PALUSZYNSKI, 4453 YATES ROAD, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 61 Writ of Execution: 2022-04555  
 Receipt Number: 2023 1 07319  
 Adjourned to 12/8/2023 Tax Parcel: 29-013-091  
 Real Debt: \$179,692.77  
 Attorney for Plt: KML Law Group PC  
 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, INC. VS. THE UNKNOWN HEIRS OF JENNIFER NELSON AKA JENNIFER E. NELSON, 14 SOUTH ASCOT COURT, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF NEWTOWN.
- 62 Writ of Execution: 2022-04596  
 Receipt Number: 2023 1 08374  
 Off Tax Parcel: 41-022-032 & 41-022-032-001  
 Real Debt: \$169,983.46  
 Attorney for Plt: Brock and Scott  
 NATIONSTAR MORTGAGE LLC DBA MR. COOPER VS. JOHN L. MURTHA, UNITED STATES OF AMERICA, DEPT OF THE TREASURY-IRS C/O THE UNITED STATE ATTORNEY FOR THE EASTERN DISTRICT OF PA, 2674 AQUETONG ROAD, NEW HOPE. MESSUAGE AND TRACT IN THE TOWNSHIP OF SOLEBURY.

- 63 Writ of Execution: 2022-04742  
Receipt Number: 2022 1 15669  
Off Tax Parcel: 49-035-122  
Real Debt: \$392,966.93  
Attorney for Plt: Powers Kim LLC  
PENNYMAC LOAN SERVICES, LLC VS. JAMES F. MENTO, III, ANGELA J. SPOSATO-  
MENTO, 384 OVERLOOK DRIVE, WARMINSTER. MESSAGE AND TRACT IN THE  
TOWNSHIP OF WARMINSTER.
- 64 Writ of Execution: 2022-05013  
Receipt Number: 2023 1 01496  
Adjourned to 11/9/2023 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. MESSAGE AND TRACT IN THE TOWNSHIP  
OF BRISTOL.
- 65 Writ of Execution: 2022-05144  
Receipt Number: 2023 1 07843  
Adjourned to 11/9/2023 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. MESSAGE AND TRACT IN THE TOWNSHIP OF  
BRISTOL.
- 66 Writ of Execution: 2022-05153  
Receipt Number: 2023 1 06155  
Adjourned to 12/8/2023 Tax Parcel: 05-012-453  
Real Debt: \$200,791.90  
Attorney for Plt: RAS Crane & Partners PLLC  
MORTGAGE ASSETS MANAGEMENT, LLC VS. CALVIN MORRISON III IN HIS  
CAPACITY AS HEIR OF JANE MORRISON; KAREN HEWINS IN HER CAPACITY AS  
HEIR OF JANE MORRISON; JOY MORRISON IN HER CAPACITY AS HEIR OF JANE  
MORRISON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER JANE MORRISON, 901 EMILY AVENUE, CROYDON. MESSAGE AND TRACT  
IN THE TOWNSHIP OF BRISTOL.
- 67 Writ of Execution: 2022-05442  
Receipt Number: 2023 1 04056  
Adjourned to 12/8/2023 Tax Parcel: 02-029-237 & 02-029-238  
Real Debt: \$227,314.83  
Attorney for Plt: Manley Deas Kochalski  
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING VS. COLLEEN MARIE  
HALE, 1200 DANA AVENUE, ANDALUSIA. MESSAGE AND TRACT IN THE  
TOWNSHIP OF BENSALEM.

- 68 Writ of Execution: 2022-05911  
Receipt Number: 2023 1 08323  
Adjourned Tax Parcel: 20-055-111  
to Real Debt: \$396,063.00  
12/8/2023 Attorney for Plt: Romano Garubo & Argentieri  
US BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLEY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST VS. GARY  
MONTGOMERY, 972 ROELOFFS ROAD AKA 972 ROELOFFS ROAD, YARDLEY.  
MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 69 Writ of Execution: 2022-05947  
Receipt Number: 2023 1 03895  
Adjourned Tax Parcel: 31-036-011  
to Real Debt: \$243,728.28  
12/8/2023 Attorney for Plt: Stern & Eisenberg PC  
U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RESIDENTIAL ASSET  
SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES 2005-KS8 VS. PEGGY ANN HARRINGTON,  
ROBERT A. HARRINGTON JR AKA ROBERT A. HARRINGTON, 236 ST. LEONARDS  
ROAD, HOLLAND. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 70 Writ of Execution: 2022-06497  
Receipt Number: 2023 1 08935  
Adjourned Tax Parcel: 04-018-168  
to Real Debt: \$89,776.72  
11/9/2023 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.
- 71 Writ of Execution: 2022-06498  
Receipt Number: 2023 1 07273  
Off Tax Parcel: 49-044-067  
Real Debt: \$63,110.74  
Attorney for Plt: Law Office of Gregory Javardian LLC  
TRUEMARK FINANCIAL CREDIT UNION VS. JAMES J. MCMAHON, 796 BRISTOL  
ROAD AKA W. BRISTOL ROAD, WARMINSTER. MESSUAGE AND TRACT IN THE  
TOWNSHIP OF WARMINSTER.
- 72 Writ of Execution: 2022-06732  
Receipt Number: 2023 1 07087  
Off Tax Parcel: 42-012-039-007  
Real Debt: \$101,300.85  
Attorney for Plt: RAS Crane & Partners PLLC  
SPECIALIZED LOAN SERVICING LLC VS. SEAN T. QUEEN, 2078 PLEASANT VIEW  
ROAD, COOPERSBURG. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
SPRINGFIELD.
- 73 Writ of Execution: 2022-06735  
Receipt Number: 2023 1 02847  
Adjourned Tax Parcel: 02-043-171  
to Real Debt: \$342,927.90  
12/8/2023 Attorney for Plt: RAS Crane & Partners PLLC  
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE  
MAC SEASONED CREDIT RISK TRANSFER TRUST SERIES 2017-2, AS OWNER OF  
THE RELATED MORTGAGE LOAN VS. PAUL J. O'NEILL, JR., 3211 FAIRWAY ROAD,  
BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.

- 74 Writ of Execution: 2023-00054  
 Receipt Number: 2023 1 06210  
 Adjoined Tax Parcel: 34-0018-079-001  
 to Real Debt: \$1,123,461.63  
 12/8/2023 Attorney for Plt: Hladik Onorato & Federman LLP  
 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2003-1 ASSET-BACKED CERTIFICATES SERIES 2003-1 VS. STEVEN ERIC LAU AKA STEVE LAU, 4525 WISMER ROAD, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF PLUMSTEAD.
- 75 Writ of Execution: 2023-00094  
 Receipt Number: 2023 1 05684  
 Adjoined Tax Parcel: 23-002-010-011  
 to Real Debt: \$25,136.69  
 11/9/2023 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.
- 76 Writ of Execution: 2023-00241  
 Receipt Number: 2023 1 07996  
 Off Tax Parcel: 50-025-311  
 Real Debt: \$47,356.01  
 Attorney for Plt: Law Office of Gregory Javardian LLC  
 CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA VS. ALMINAS RAMUNAS, 2100 TED JIM DRIVE, WARRINGTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARRINGTON.
- 77 Writ of Execution: 2023-00394  
 Receipt Number: 2023 1 07012  
 Adjoined Tax Parcel: 35-002-165  
 to Real Debt: \$112,601.28  
 12/8/2023 Attorney for Plt: Hladik Onorato & Federman LLP  
 U.S BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS TRUSTEE FOR REO TRUST 2017-RPL1 VS. CHARLES F. CHEW, III AS SURVIVING HEIR OF CHARLES F. CHEW JR DECEASED; DANIEL CHEW AS SURVIVING HEIR OF CHARLES F. CHEW JR DECEASED; NICOLE SIKE AS SURVIVING HEIR OF CHARLES F. CHEW JR DECEASED; UNKNOWN SURIVIVING HEIRS OF CHARLES F. CHEW JR DECEASED, 26 TIERNEY COURT, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- 78 Writ of Execution: 2023-00410  
 Receipt Number: 2023 1 07995  
 Off Tax Parcel: 05-037-528  
 Real Debt: \$28,559.07  
 Attorney for Plt: Law Office of Gregory Javardian LLC  
 CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA VS. RENEE E. MUNDY, 74 WILDFLOWER ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

- 79 Writ of Execution: 2023-00439  
Receipt Number: 2023 1 07844  
Adjourned Tax Parcel: 20-063-189  
to Real Debt: \$302,399.93  
1/12/2024 Attorney for Plt: Parker McCay PA  
MASTR ASSET BACKED SECURITIES TRUST 2005-AB1, MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2005-AB1, U.S. BANK NATIONAL ASSOCIATION,  
AS TRUSTEE C/O SPECIALIZED LOAN SERVICING, LLC VS. JENNIFER I. MILLER,  
1441 WOODVIEW ROAD, YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
LOWER MAKEFIELD.
- 80 Writ of Execution: 2023-00465  
Receipt Number: 2023 1 06615  
From Tax Parcel: 51-028-103  
8/11/2023 Real Debt: \$326,705.54  
Sale Attorney for Plt: Padgett Law Group  
BARCLAYS MORTGAGE TRUST 2021-NPL1 VS. VALERIA YELKIN, 2626 VIRGINIA  
LANE, JAMISON. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARWICK.
- 81 Writ of Execution: 2023-00534  
Receipt Number: 2023 1 08126  
Adjourned Tax Parcel: 22-046-218  
to Real Debt: \$152,166.45  
12/8/2023 Attorney for Plt: Powers Kim LLC  
WELLS FARGO BANK, N.A. VS CLAUDINE WEDDINGTON, SOLELY IN CAPACITY AS  
HEIR OF RALPH BURBAGE AKA RALPH E. BURBAGE, DECEASED; UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RALPH BURBAGE AKA  
RALPH E. BURBAGE, DECEASED, 116 HOLLOW ROAD, LEVITTOWN. MESSUAGE  
AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 82 Writ of Execution: 2023-00688  
Receipt Number: 2023 1 07708  
Off Tax Parcel: 51-013-066  
Real Debt: \$395,610.21  
Attorney for Plt: Manley Deas Kochalski  
WELLS FARGO BANK, N.A. VS. CORY H. CORNELL, 871 CREEK ROAD,  
WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARWICK.
- 83 Writ of Execution: 2023-00832  
Receipt Number: 2023 1 04800  
Off Tax Parcel: 13-020-010  
Real Debt: \$189,664.84  
Attorney for Plt: KML Law Group PC  
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE  
BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION  
TRUST, SERIES 2020-1 VS. JAYNE A. MILLER, VINCENT R. MILLER JR, 81  
VERMILLION LANE AKA 81 VERMILION LANE, LEVITTOWN. MESSUAGE AND  
TRACT IN THE TOWNSHIP OF FALLS.

- 84 Writ of Execution: 2023-01086  
Receipt Number: 2023 1 08890  
Adjourned to 12/8/2023 Tax Parcel: 13-019-512  
Real Debt: \$179,650.39  
Attorney for Plt: KML Law Group PC  
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE  
BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION  
TRUST, SERIES 2019-1 VS. JOSEPH F. RICHARDS AKA JOSEPH FRANCIS RICHARDS,  
64 VIVIDLEAF LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
FALLS.
- 85 Writ of Execution: 2023-01132  
Receipt Number: 2023 1 08325  
Off Tax Parcel: 02-076-037-001  
Real Debt: \$54,102.22  
Attorney for Plt: Tucker Arensberg  
PNC BANK, NATIONAL ASSOCIATION VS. MICHAEL STELLA JR., KAREN L. STELLA,  
902 BRIDGEWATER ROAD, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP  
OF BENSLEM.
- 86 Writ of Execution: 2023-01540  
Receipt Number: 2023 1 08322  
Adjourned to 11/9/2023 Tax Parcel: 21-035-066  
Real Debt: \$102,709.70  
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.
- 87 Writ of Execution: 2023-01660  
Receipt Number: 2023 1 08220  
Adjourned to 11/9/2023 Tax Parcel: 13-032-055  
Real Debt: \$123,343.51  
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.
- 88 Writ of Execution: 2023-01833  
Receipt Number: 2023 1 08554  
Tax Parcel: 22-020-044  
Real Debt: \$301,677.87  
Attorney for Plt: KML Law Group PC  
PENNYMAC LOAN SERVICES, LLC VS. KRISTIN STEPHANIE GALANTE, 925  
HULMEVILLE ROAD, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
MIDDLETOWN.
- 89 Writ of Execution: 2023-01834  
Receipt Number: 2023 1 07597  
Adjourned to 1/12/2024 Tax Parcel: 23-010-326  
Real Debt: \$469,344.66  
Attorney for Plt: Powers Kim LLC  
PENNYMAC LOAN SERVICES, LLC VS. KARA J. SYKES, 1850 ALAMINGO DRIVE,  
QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF MILFORD.

- 90 Writ of Execution: 2023-02151  
Receipt Number: 2023 1 08167  
Adjourned Tax Parcel: 02-077-071  
to Real Debt: \$325,887.67  
12/8/2023 Attorney for Plt: Padgett Law Group  
MCLP ASSET COMPANY, INC. VS. JOHN MCGINLEY, SUSAN MCGINLEY, 4422  
YATES ROAD, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
BENSALEM.
- 91 Writ of Execution: 2023-02198  
Receipt Number: 2023 1 08438  
Adjourned Tax Parcel: 05-021-182  
to Real Debt: \$192,626.69  
12/8/2023 Attorney for Plt: LOGS Legal Group LLP  
CARRINGTON MORTGAGE SERVICES, LLC VS. ADRIAN MARCOS MOLINA, 41  
PEONY ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
BRISTOL.
- 92 Writ of Execution: 2023-02692  
Receipt Number: 2023 1 08889  
Adjourned Tax Parcel: 08-026-125  
to Real Debt: \$291,084.62  
1/12/2024 Attorney for Plt: KML Law Group PC  
MORTGAGE RESEARCH CENTER LLC DBA VETERANS UNITED HOME LOANS, A  
MISSOURI LIMITED LIABILITY CORPORATION VS. JAMES A. RUIZ, 3232 MALINDA  
DRIVE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.