

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, June 9, 2023 at eleven o'clock A.M. prevailing time in the Bucks County Administration Building the following real estate

- 1      Writ of Execution: 2010-07256  
 Receipt Number: 2023 1 02372  
 Off    Tax Parcel: 51-023-188  
 Real Debt: \$281,091.73  
 Attorney for Plt: Michael McKeever  
 WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST VS. LORRAINE M. MURPHY, 1800 HERITAGE DRIVE, JAMISON. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARWICK.
- 2      Writ of Execution: 2013-09096  
 Receipt Number: 2023 1 02732  
 Tax Parcel: 21-025-160  
 Real Debt: \$470,540.49  
 Attorney for Plt: Roger Fay  
 U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS TRUSTEE FOR THE RMAC TRUST SERIES 2016-CIT VS. GISELA R. PRIETO, UNITED STATES OF AMERICA, 751 BRIDGE VIEW ROAD AKA BRIDGEVIEW ROAD, FEASTERVILLE TREVOSSE. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON.
- 3      Writ of Execution: 2015-00156  
 Receipt Number: 2019 1 15368  
 Adjourned to 8/11/2023 Tax Parcel: 31-028-074  
 Real Debt: \$350,084.04  
 Attorney for Plt: Daniel Capecci  
 US BANK TRUST N.A. AS TRUSTEE OF THE SCIG SERIES III TRUST VS. JAMES MCANDREW, ELIZABETH A. MCANDREW, 611 RISING SUN AVENUE, HOLLAND. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 4      Writ of Execution: 2015-01059  
 Receipt Number: 2022 1 15797  
 Adjourned to 8/11/2023 Tax Parcel: 05-038-493  
 Real Debt: \$177,901.25  
 Attorney for Plt: Michael McKeever  
 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST VS. WILLIE BOB HUNTER, 30 ROUNDABOUT LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 5      Writ of Execution: 2015-04129  
 Receipt Number: 2023 1 00275  
 Off    Tax Parcel: 05-025-082-103  
 Real Debt: \$20,763.57  
 Attorney for Plt: Jr, Edward Hoffman  
 CRESTWOOD CONDOMINIUM ASSOCIATION, INC. VS. DANIEL N. HOWARD, 12 MICHELLE COURT, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- Sold to LMK Equities, LLC  
 \$304,000.00

- 6 Writ of Execution: 2016-04588  
 Receipt Number: 2023 1 02922  
 Adjourned to 8/11/2023 Tax Parcel: 05-049-046  
 Real Debt: \$498,512.11  
 Attorney for Plt: Robert Crawley  
 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 to 10/13/2023 Tax Parcel: 42-024-004-001  
 Real Debt: \$11,903.81  
 Attorney for Plt: Robert Daday  
 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: 2017-03139  
 Receipt Number: 2022 1 04623  
 Adjourned to 7/14/2023 Tax Parcel: 02-036-088  
 Real Debt: \$285,217.34  
 Attorney for Plt: Terrence McCabe  
 U. S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF LFS9 MASTER PARTICIPATION TRUST VS. BARBARA A. FISHER, FRANKLIN P. FISHER JR., DEAN J. FISHER, 2829 COLMAR AVENUE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 9 Writ of Execution: 2017-06525  
 Receipt Number: 2023 1 02991  
 Adjourned to 8/11/2023 Tax Parcel: 13-026-508  
 Real Debt: \$172,473.71  
 Attorney for Plt: Michael McKeever  
 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.
- 10 Writ of Execution: 2018-02100  
 Receipt Number: 2023 1 01051  
 Tax Parcel: 49-018-018  
 Real Debt: \$615,201.78  
 Attorney for Plt: Christopher DeNardo  
 THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-9 VS. BRIA A. BANKS, JOSEPH E. BANKS, 473 THIRD STREET, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.
- Sold to Edward Bederman**  
**\$238,000.00**

- 11 Writ of Execution: 2018-02270  
Receipt Number: 2019 1 10584  
Adjourned Tax Parcel: 13-041-248  
to Real Debt: \$142,262.57  
8/11/2023 Attorney for Plt: Terrence McCabe  
AMERICAN ADVISORS GROUP VS. THOMAS M. STAFFORD, 27 LEISURE LANE,  
LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 12 Writ of Execution: 2018-02369  
Receipt Number: 2018 1 13961  
Adjourned Tax Parcel: 02-007-313  
to Real Debt: \$158,934.37  
9/8/2023 Attorney for Plt: Stephen Hladik  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON  
BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2006-2  
ASSET BACKED NOTES VS. JUANITA SHAH A/K/A JUANITA ROWSER SHAH A/K/A  
JUANITA ROWSER, JOSEPH T. FINN, ELEANOR S. FINN, 4383 GARFIELD LANE,  
TREVOSSE A/K/A FEASTERVILLE TREVOSSE. MESSUAGE AND TRACT IN THE  
TOWNSHIP OF BENSALEM.
- 13 Writ of Execution: 2018-03596  
Receipt Number: 2022 1 14089  
Adjourned Tax Parcel: 02-023-119  
to Real Debt: \$295,402.39  
8/11/2023 Attorney for Plt: Edward Mckee  
COBA, INC ASSIGNEE OF TD BANK, N.A. VS. GREGORI S. PHELAN SR. AKA  
GREGORI S. PHELAN, 941 LOCUST AVENUE, BENSALEM. MESSUAGE AND TRACT  
IN THE TOWNSHIP OF BENSALEM.
- 14 Writ of Execution: 2019-01495  
Receipt Number: 2021 1 03258  
Adjourned Tax Parcel: 13-026-095  
to Real Debt: \$176,937.37  
8/11/2023 Attorney for Plt: Richard Nalbandian  
DEUTSCHE BANK NATIONAL TRUST COMPANY, C/O SELECT PORTFOLIO  
SERVICING, INC. VS. SHERRIE ERB AND DIANE M. METTE A/K/A DIANA M. METTE,  
29 BALD CYPRESS LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP  
OF FALLS.
- 15 Writ of Execution: 2019-03369  
Receipt Number: 2022 1 06594  
Off Tax Parcel: 05-072-028  
Real Debt: \$171,158.91  
Attorney for Plt: Kenya Bates  
M&T BANK VS. ROBERT CHARLES ASH, 43 FAVORED LANE, BRISTOL. MESSUAGE  
AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 16 Writ of Execution: 2019-03452  
Receipt Number: 2023 1 03312  
Adjourned Tax Parcel: 48-020-192  
to Real Debt: \$284,194.95  
7/14/2023 Attorney for Plt: Andrew Marley  
CITIMORTGAGE, INC. VS. TONI L. BOERNER, 588 FRASSETTO DRIVE,  
SOUTHAMPTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF UPPER  
SOUTHAMPTON.

- 17 Writ of Execution: 2019-03633  
 Receipt Number: 2023 1 03438 **Sold for Costs**  
 Tax Parcel: 23-007-155-001 **\$1,233.50**  
 Real Debt: \$623,729.72  
 Attorney for Plt: Christopher DeNardo  
 FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE  
 BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-1 VS.  
 JAMES W. PARKER, THERESA PARKER, 1763 CANARY ROAD, QUAKERTOWN.  
 MESSUAGE AND TRACT IN THE TOWNSHIP OF MILFORD.
- 18 Writ of Execution: 2019-04943  
 Receipt Number: 2022 1 13501  
 Adjoined to 10/13/2023 Tax Parcel: 30-011-031  
 Real Debt: \$3,680.56  
 Attorney for Plt: Robert Daday  
 PALISADES SCHOOL DISTRICT VS. EDWARD HAAS, JR., 8260 EASTON ROAD,  
 OTTSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF NOCKAMIXON.
- 19 Writ of Execution: 2019-05773  
 Receipt Number: 2021 1 12688  
 Adjoined to 8/11/2023 Tax Parcel: 02-094-419  
 Real Debt: \$203,048.12  
 Attorney for Plt: Robert Crawley  
 NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING VS. MAURA SANTIAGO,  
 419 RUTGERS COURT, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 BENSALEM.
- 20 Writ of Execution: 2019-05837 **Sold for Costs**  
 Receipt Number: 2023 1 03266 **\$1,381.02**  
 Tax Parcel: 51-014-533-376  
 Real Debt: \$338,152.36  
 Attorney for Plt: Christopher DeNardo  
 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR  
 MORTGAGE ASSETS MANAGEMENT SERIES I TRUST VS. RHONDA ILVES,  
 EXECUTRIX OF THE ESTATE OF VIRGINIA L. HERION, 504 JULIAN DRIVE WEST  
 ASSESSED AS 504 JULIAN DRIVE, UNIT 376, WARMINSTER. MESSUAGE AND TRACT  
 IN THE TOWNSHIP OF WARWICK.
- 21 Writ of Execution: 2019-08766  
 Receipt Number: 2022 1 08989  
 Adjoined to 7/14/2023 Tax Parcel: 09-028-016  
 Real Debt: \$460,118.72  
 Attorney for Plt: Robert Crawley  
 REVERSE MORTGAGE SOLUTIONS INC. VS. MICHELE GIASONE, JOSEPH A.  
 GIASONE, 124 ROGERS ROAD, FURLONG. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF DOYLESTOWN.
- 22 Writ of Execution: 2020-00427  
 Receipt Number: 2022 1 06981  
 Adjoined to 7/14/2023 Tax Parcel: 22-079-036  
 Real Debt: \$226,930.98  
 Attorney for Plt: Emmanuel Argentieri  
 SELECT PORTFOLIO SERVICING, INC. VS. KAREN A. BURGHARDT, ADAM E.  
 BURGHARDT, JR. AKA ADAM E. BURGHARDT, THE UNITED STATES OF AMERICA,  
 229 BARNSBURY ROAD, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP  
 OF MIDDLETOWN.

- 23 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.
- 24 Writ of Execution: 2020-01949  
 Receipt Number: 2022 1 05785  
 Off Tax Parcel: 05-026-185  
 Real Debt: \$164,884.25  
 Attorney for Plt: Emmanuel Argentieri  
 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING VS. BENJAMIN T.  
 VANHORN, 3309 GLENROSE AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF BRISTOL.
- 25 Writ of Execution: 2020-02100  
 Receipt Number: 2023 1 00654  
 Off Tax Parcel: 34-015-036-005  
 Real Debt: \$264,922.50  
 Attorney for Plt: Matthew Fallings  
 U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED  
 SECURITIES CORPORATION HOME EQUITY TRUST, SERIES 2005-HE2, ASSET  
 BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-HE2 C/O PHH MORTGAGE  
 CORPORATION AS SERVICER FOR MORTGAGEE VS. IGNAZIO GAMBINO,  
 FRANCESCA SPATOLA-GAMBINO AKA FRANCESCA GAMBINO, THE UNITED  
 STATES OF AMERICA C/O U.S. ATTORNEY'S OFFICE, 5200 MOYER ROAD,  
 PIPERSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF PLUMSTEAD.
- 26 Writ of Execution: 2020-03800  
 Receipt Number: 2023 1 03441  
 Adjourned to 7/14/2023 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.
- 27 Writ of Execution: 2021-01348  
 Receipt Number: 2023 1 00398  
 Adjourned to 8/11/2023 Tax Parcel: 51-014-066  
 Real Debt: \$48,894.78  
 Attorney for Plt: Stephen Hladik  
 UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT  
 SOLELY AS LEGAL TITLE TRUSTEE OF PRL TITLE TRUST I VS. DAWN  
 PFLUGFELDER, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF  
 GARY JAMES PFLUGFELDER DECEASED AKA GARY J. PFLUGFELDER, DECEASED,  
 979 GATES PLACE, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 WARMINSTER.

- 28 Writ of Execution: 2021-03045  
 Receipt Number: 2023 1 02626  
 Adjourned Tax Parcel: 50-017-009  
 to Real Debt: \$120,559.45  
 8/11/2023 Attorney for Plt: Matthew Fallings  
 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.
- 29 Writ of Execution: 2021-04543  
 Receipt Number: 2022 1 02954  
 Adjourned Tax Parcel: 48-012-015-00F-045  
 to Real Debt: \$190,283.69  
 8/11/2023 Attorney for Plt: Robert Crawley  
 LONGBRIDGE FINANCIAL, LLC VS. LISA M. JANDA AKA LISA DONLAN IN HER CAPACITY AS HEIR OF IRENE DONLAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IRENE DONLAN, 45 BELMONT STATION UNIT 45, SOUTHAMPTON. MESSUAGE AND TRACT IN UPPER SOUTHAMPTON TOWNSHIP.
- 30 Writ of Execution: 2021-05396  
 Receipt Number: 2022 1 07235  
 Adjourned Tax Parcel: 35-009-203  
 to Real Debt: \$183,305.88  
 8/11/2023 Attorney for Plt: Robert Crawley  
 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST VS. DEBRA A. NASE AS EXECUTOR AND HEIR OF EDWARD WARRIS AKA EDWARD T. WARRIS; JEFFREY NASE AS EXECUTOR AND HEIR OF EDWARD WARRIS AKA EDWARD T. WARRIS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD WARRIS AKA EDWARD T. WARRIS, 39 N. PENROSE STREET, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- 31 Writ of Execution: 2021-05792  
 Receipt Number: 2023 1 02850  
 Tax Parcel: 13-022-096  
 Real Debt: \$252,357.44  
 Attorney for Plt: Robert Flacco  
 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES 1 TRUST VS. VITO J ADDESA III IN HIS CAPACITY AS EXECUTOR AND HEIR OF THE ESTATE OF VITO J ADDESA JR ; DONNA GONZALES-JONES IN HER CAPACITY AS EXECUTOR AND HEIR OF THE ESTATE OF VITO J. ADDESA JR; DEBRA SCHMUNK IN HER CAPACITY AS EXECUTOR AND HEIR OF THE ESTATE OF VITO J. ADDESA JR; KAREN ADDESA IN HER CAPACITY AS EXECUTOR AND HEIR OF THE ESTATE OF VITO J. ADDESA JR; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUDY ADDESA AKA JUDY K. ADDESA: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VITO J. ADDESA, JR.; THE UNITED STATES OF AMERICA, C/O THE UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA, 41 BLACK PINE LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- Sold to LMK Equities, LLC**  
**\$231,000.00**

- 32 Writ of Execution: 2021-06287  
 Receipt Number: 2022 1 09059 **Sold for Costs**  
 From Tax Parcel: 05-077-102 **\$1,332.69**  
 4/14/2023 Real Debt: \$209,877.30  
 Sale Attorney for Plt: Christopher DeNardo  
 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 VS. ALICE HOFFMAN, 2424 WOOD AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 33 Writ of Execution: 2021-06416  
 Receipt Number: 2023 1 02625  
 Adjoined Tax Parcel: 09-015-014  
 to Real Debt: \$507,405.42  
 8/11/2023 Attorney for Plt: Christopher DeNardo  
 REVERSE MORTGAGE FUNDING LLC VS. JOHN A. POWER, LOIS E. POWER, 254 PEBBLE RIDGE ROAD, WARRINGTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF DOYLESTOWN.
- 34 Writ of Execution: 2022-00251 **Sold for Costs**  
 Receipt Number: 2023 1 02848 **\$1,522.53**  
 Tax Parcel: 24-009-277  
 Real Debt: \$489,173.67  
 Attorney for Plt: Scott Klein  
 SANJEEV VERMA VS. MORRISVILLE REDEVELOPMENT LLC., 10 EAST BRIDGE STREET, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF MORRISVILLE.
- 35 Writ of Execution: 2022-00459  
 Receipt Number: 2022 1 03200  
 Adjoined Tax Parcel: 13-019-033  
 to Real Debt: \$245,817.35  
 8/11/2023 Attorney for Plt: M. Troy Freedman  
 RUSHMORE LOAN MANAGEMENT SERVICES LLC VS. JESSICA HILBERT, ANDREW HILBERT, 825 GLENMAR ROAD, FAIRLESS HILLS. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 36 Writ of Execution: 2022-00732  
 Receipt Number: 2022 1 05680  
 Adjoined Tax Parcel: 35-004-080  
 to Real Debt: \$180,481.21  
 8/11/2023 Attorney for Plt: Robert Flacco  
 LOANCARE, LLC VS. WILLIAM WRIGHT, STEPHANIE WRIGHT, 317 SOUTH 11TH STREET, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.



- 37 Writ of Execution: 2022-00744  
 Receipt Number: 2022 1 14475  
 Adjourned to 7/14/2023 Tax Parcel: 05-021-150  
 Real Debt: \$207,613.04  
 Attorney for Plt: Jill Fein  
 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF JUNIPER MORTGAGE LOAN TRUST A VS. CHRISTOPHER J. GRAY AS HEIR TO THE ESTATE OF HARVEY K. GRAY, DECEASED; JULIE ANN GRAY AS HEIR TO THE ESTATE OF HARVEY K. GRAY, DECEASED; SHANE DILLON GRAY AS HEIR TO THE ESTATE OF HARVEY K. GRAY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HARVEY K. GRAY, DECEASED, 62 PINE NEEDLE ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 38 Writ of Execution: 2022-00808  
 Receipt Number: 2023 1 03263  
 Off Tax Parcel: 05-005-034 & 05-008-039  
 Real Debt: \$247,180.90  
 Attorney for Plt: Robert Flacco  
 MORTGAGE ASSETS MANAGEMENT, LLC VS. SHARON A. O'CONNELL IN HER CAPACITY AS HEIR OF EDWARD O'CONNELL AKA EDWARD C. O'CONNELL; EDWARD CHARLES O'CONNELL IV IN HIS CAPACITY AS HEIR OF EDWARD C. O'CONNELL AKA EDWARD O'CONNELL AKA EDWARD CHARLES O'CONNELL III; LYNDA O'CONNELL JONES IN HER CAPACITY AS HEIR OF EDWARD C. O'CONNELL AKA EDWARD O'CONNELL AKA EDWARD CHARLES O'CONNELL III; CINDY O'CONNELL IN HER CAPACITY AS HEIR OF EDWARD C. O'CONNELL AKA EDWARD O'CONNELL AKA EDWARD CHARLES O'CONNELL III; RICHARD O'CONNELL IN HIS CAPACITY AS HEIR OF EDWARD C. O'CONNELL AKA EDWARD O'CONNELL AKA EDWARD CHARLES O'CONNELL III; UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD C. O'CONNELL AKA EDWARD O'CONNELL AKA EDWARD CHARLES O'CONNELL III; 701 NESHAMINY ROAD, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 39 Writ of Execution: 2022-00896  
 Receipt Number: 2023 1 03437  
 Adjourned to 8/11/2023 Tax Parcel: 06-009-113  
 Real Debt: \$24,989.33  
 Attorney for Plt: William Levant  
 FIRSTRUST BANK VS. MICHAEL J. PIERCE, 3712 POWDER HORN DRIVE, FURLONG. MESSUAGE AND TRACT IN THE TOWNSHIP OF BUCKINGHAM.
- 40 Writ of Execution: 2022-00962  
 Receipt Number: 2022 1 08285  
 From Tax Parcel: 05-037-220  
 4/14/2023 Real Debt: \$207,536.22  
 Sale Attorney for Plt: Powers Kirn LLC  
 WELLS FARGO BANK, N.A. VS. DAVID A. LAUB, JR., 27 GOLDENRIDGE DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

**Sold to Ilir Sinanaj**  
**\$235,000.00**



- 41 Writ of Execution: 2022-01089  
 Receipt Number: 2022 1 15365  
 Off Tax Parcel: 24-003-001  
 Real Debt: \$255,601.96  
 Attorney for Plt: Matthew Fallings  
 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021BKM-TT-V VS. KAREN KIRKHOPE, SUSAN HESS, THE UNITED STATES OF AMERICA C/O US DISTRICT ATTORNEY'S OFFICE FOR THE EASTERN DISTRICT OF PENNSYLVANIA, 555 MELIVIN AVENUE, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF MORRISVILLE.
- 42 Writ of Execution: 2022-01638  
 Receipt Number: 2022 1 08059  
 Adjoined to 8/11/2023 Tax Parcel: 02-049-695  
 Real Debt: \$197,784.12  
 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.
- 43 Writ of Execution: 2022-02148  
 Receipt Number: 2022 1 14665  
 From 3/10/2023 Tax Parcel: 05-029-069  
 Real Debt: \$198,927.97  
 Sale Attorney for Plt: Michael McKeever  
 LAKEVIEW LOAN SERVICING, LLC VS. TYSON SCOTT AKA TYSON L. SCOTT, 2102 DAVID DRIVE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 44 Writ of Execution: 2022-02230  
 Receipt Number: 2023 1 01996  
 Off Tax Parcel: 35-006-048-031  
 Real Debt: \$105,797.72  
 Attorney for Plt: Brock and Scott  
 AMERIHOM MORTGAGE COMPANY, LLC VS. BARRY R. STRAUB, DONNA STRAUB, 119 JEFFERSON COURT, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- 45 Writ of Execution: 2022-02452  
 Receipt Number: 2023 1 00272  
 Adjoined to 8/11/2023 Tax Parcel: 41-026-015 & 41-026-015-001  
 Real Debt: \$300,597.34  
 Attorney for Plt: Robert Flacco  
 JPMORGAN CHASE BANK NATIONAL ASSOCIATION VS. BRYAN P. TOMPKINS, 2 INGHAM WAY & INGHAM WAY, NEW HOPE. MESSUAGE AND TRACT IN THE TOWNSHIP OF SOLEBURY.
- 46 Writ of Execution: 2022-02736  
 Receipt Number: 2023 1 00273  
 Adjoined to 8/11/2023 Tax Parcel: 46-012-014  
 Real Debt: \$267,921.03  
 Attorney for Plt: Powers Kirn LLC  
 PENNYMAC LOAN SERVICES LLC VS. WAYNE W. RICHMAN AKA WAYNE RICHMAN, 357 MAIN STREET, TULLYTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF TULLYTOWN.

**Sold to Rick Anderson**  
**\$186,000.00**

- 47 Writ of Execution: 2022-03385  
 Receipt Number: 2023 1 02846  
 Adjourned to 7/14/2023 Tax Parcel: 02-062-012  
 Real Debt: \$108,343.55  
 Attorney for Plt: Jill Fein  
 WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F VS. BETH ANN DOVE, WILLIAM A. DOVE, 2564 FORREST ROAD, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 48 Writ of Execution: 2022-03594  
 Receipt Number: 2023 1 03265  
 Adjourned to 9/8/2023 Tax Parcel: 36-022-233-174  
 Real Debt: \$200,642.72  
 Attorney for Plt: Robert Flacco  
 AMERIHOMES MORTGAGE COMPANY, LLC VS. TIMOTHY H. DEHAVEN, 174 WRANGLER COURT, QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF RICHLAND.
- 49 Writ of Execution: 2022-03657  
 Receipt Number: 2023 1 01676  
 From 5/12/2023 Tax Parcel: 31-013-048  
 Real Debt: \$219,344.66  
 Sale Attorney for Plt: Michael Clark  
 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.
- Sold to Inna Dimova  
\$353,000.00
- 50 Writ of Execution: 2022-03677  
 Receipt Number: 2022 1 13160  
 Adjourned to 8/11/2023 Tax Parcel: 02-029-245  
 Real Debt: \$274,956.60  
 Attorney for Plt: Jill Fein  
 PLANET HOME LENDING, LLC. VS. MEGAN C. ROWLANDS, THE UNITED STATES OF AMERICA, 1098 WHITTIER AVENUE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 51 Writ of Execution: 2022-03890  
 Receipt Number: 2023 1 00345  
 Adjourned to 8/11/2023 Tax Parcel: 06-063-103  
 Real Debt: \$439,378.14  
 Attorney for Plt: Matthew Fallings  
 WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST VS. CHRISTIAN M. LARKIN, 4201 SIR ANDREW COURT, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BUCKINGHAM.
- 52 Writ of Execution: 2022-04270  
 Receipt Number: 2022 1 14198  
 Adjourned to 8/11/2023 Tax Parcel: 15-007-096  
 Real Debt: \$215,272.64  
 Attorney for Plt: Powers Kim LLC  
 WELLS FARGO BANK, N.A. VS. JAMES J. KEESLER, AMY KEESLER, 144 HAMPSHIRE DRIVE, SELLERSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF HILLTOWN.

- 53 Writ of Execution: 2022-04316  
Receipt Number: 2022 1 13713  
Adjourned to 8/11/2023 Tax Parcel: 39-008-153-00A  
Real Debt: \$224,465.24  
Attorney for Plt: Robert Flacco  
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION VS. JUSTIN FREED, RACHEL WILSON, 145 A DIAMOND STREET, SELLERSVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF SELLERSVILLE.
- 54 Writ of Execution: 2022-04505  
Receipt Number: 2023 1 00397  
Off Tax Parcel: 51-014-242  
Real Debt: \$171,800.16  
Attorney for Plt: Stephen Hladik  
CITIGROUP MORTGAGE LOAN TRUST 2020-RP2 VS. JASON L. SKLAR, NATALIE W. SKLAR, 976 BANCROFT PLACE, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARWICK.
- 55 Writ of Execution: 2022-04539  
Receipt Number: 2023 1 03264  
Off Tax Parcel: 05-075-091  
Real Debt: \$228,296.81  
Attorney for Plt: Cristina L Connor  
WELLS FARGO BANK,N.A. VS. MICHAEL F. ALBA, 51 KINGWOOD LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 56 Writ of Execution: 2022-04583  
Receipt Number: 2022 1 15409  
Off Tax Parcel: 35-001-213  
Real Debt: \$162,077.78  
Attorney for Plt: Stephen Hladik  
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP5 VS. GERARDO MENDEZ, 7 BERKS COURT, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- 57 Writ of Execution: 2022-04632  
Receipt Number: 2022 1 15366  
Adjourned to 7/14/2023 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: 2022-04720  
Receipt Number: 2023 1 00703  
Adjourned to 7/14/2023 Tax Parcel: 05-012-113  
Real Debt: \$171,397.22  
Attorney for Plt: Kenya Bates  
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR SG MORTGAGE SECURITIES TRUST 2006-OPT2, ASSET BACKED CERTIFICATES, SERIES 2006-OPT2 C/O PHH MORTGAGE CORPORATION VS. GEORGE W. MATLOCK, 812 NEW YORK AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 59 Writ of Execution: 2022-04742  
Receipt Number: 2022 1 15669  
Adjourned to 8/11/2023 Tax Parcel: 49-035-122  
Real Debt: \$392,966.93  
Attorney for Plt: Powers Kirn LLC  
PENNYMAC LOAN SERVICES, LLC VS. JAMES F. MENTO, III, ANGELA J. SPOSATOMENTO, 384 OVERLOOK DRIVE, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.
- 60 Writ of Execution: 2022-04957  
Receipt Number: 2023 1 02851  
Off Tax Parcel: 22-019-133  
Real Debt: \$54,966.62  
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 C/O U.S BANK TRUST NATIONAL ASSOCIATION VS. SHARON OZWIRK AKA SHARON JEAN OZWIRK, 921 GARTNER LANE, PARKLAND. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 61 Writ of Execution: 2022-05013  
Receipt Number: 2023 1 01496  
Adjourned to 7/14/2023 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.
- 62 Writ of Execution: 2022-05152  
Receipt Number: 2023 1 00396  
Adjourned to 8/11/2023 Tax Parcel: 36-022-169  
Real Debt: \$293,093.30  
Attorney for Plt: Stephen Hladik  
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS2 VS. STACY K. SLUZBACH, 1129 SCHOOL HOUSE LANE, QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF RICHLAND.

- 63 Writ of Execution: 2022-05279  
Receipt Number: 2023 1 00250  
Off Tax Parcel: 05-035-135  
Real Debt: \$262,013.60  
Attorney for Plt: Richard Squire  
NATIONAL COOPERATIVE BANK, N.A. VS. PAUL J. MANDELARO JR., 342  
APPLETREE DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
BRISTOL.
- 64 Writ of Execution: 2022-05453  
Receipt Number: 2023 1 00056  
Off Tax Parcel: 22-061-116  
Real Debt: \$203,706.56  
Attorney for Plt: Powers Kirn LLC  
WELLS FARGO BANK A.A S/B/M WACHOVIA BANK NATIONAL ASSOCIATION VS.  
EDWARD A. SLOAN AKA EDWARD SLOAN, 19 COBALT RIDGE DRIVE S.  
LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 65 Writ of Execution: 2022-05705  
Receipt Number: 2023 1 03440  
Off Tax Parcel: 44-036-025  
Real Debt: \$53,877.32  
Attorney for Plt: Kelly Eberle  
UNIVEST BANK AND TRUST CO. VS. FLOR DEL CARMEN AGUIRRE IN HER  
CAPACITY AS LIVING HEIR TO SERGIO GARZA DECEASED; SERGIO GARZA III IN  
HIS CAPACITY AS LIVING HEIR TO SERGIO GARZA DECEASED; DAISY S. GARZA  
IN HER CAPACITY AS LIVING HEIR TO SERGIO GARZA DECEASED; CINDY GARZA  
IN HER CAPACITY AS LIVING HEIR TO SERGIO GARZA DECEASED; SERGIO GARZA  
GONZALEZ JR IN HIS CAPACITY AS LIVING HEIR TO SERGIO GARZA DECEASED;  
LIZBETH GARZA GONZALEZ IN HER CAPACITY AS LIVING HEIR TO SERGIO  
GARZA DECEASED; DEBORAH GARZA IN HER CAPACITY AS LIVING HEIR TO  
SERGIO GARZA DECEASED; ALL UNKNOWN, HEIRS, DEVISEES, PERSONAL  
REPRESENTATIVES, SUCCESSORS AND ASSIGNS OF, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER  
SERGIO GARZA DECEASED, 135 DURHAM ROAD, OTTSVILLE. MESSUAGE AND  
TRACT IN THE TOWNSHIP OF TINICUM.
- 66 Writ of Execution: 2022-05978  
Receipt Number: 2023 1 02464  
Adjourned to 8/11/2023 Tax Parcel: 31-070-058  
Real Debt: \$548,230.77  
Attorney for Plt: Brock and Scott  
WELLS FARGO BANK VS. ALLYSE MIKULA, 79 BOBBIE DRIVE, IVYLAND.  
MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 67 Writ of Execution: 2022-06154  
Receipt Number: 2023 1 02641  
Adjourned to 8/11/2023 Tax Parcel: 21-020-157  
Real Debt: \$412,736.44  
Attorney for Plt: Jill Fein  
WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WAMPUS  
MORTGAGE LOAN TRUST VS. JONATHAN MUNIZZA, 125 FOX HOLLOW DRIVE,  
FEASTERVILLE TREVOSSE. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER  
SOUTHAMPTON.

- 68 Writ of Execution: 2022-06588  
Receipt Number: 2023 1 02627  
Adjourned Tax Parcel: 01-018-156  
to Real Debt: \$371,433.73  
8/11/2023 Attorney for Plt: Robert Flacco  
SPECIALIZED LOAN SERVICING LLC. VS. DAVID A. WILDING, VICTORIA J.  
WILDING, 5 TEXTER DRIVE, PERKASIE. MESSUAGE AND TRACT IN THE TOWNSHIP  
OF BEDMINSTER.
- 69 Writ of Execution: 2022-06691  
Receipt Number: 2023 1 03523  
Off Tax Parcel: 07-011-004-039  
Real Debt: \$129,573.46  
Attorney for Plt: Robert Flacco  
SPECIALIZED LOAN SERVICING LLC VS. MICHELE MCENTEE, 539 PATRICK PLACE,  
CHALFONT. MESSUAGE AND TRACT IN THE BOROUGH OF CHALFONT.
- 70 Writ of Execution: 2022-06735  
Receipt Number: 2023 1 02847  
Adjourned Tax Parcel: 02-043-171  
to Real Debt: \$342,927.90  
8/11/2023 Attorney for Plt: Robert Flacco  
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.
- 71 Writ of Execution: 2023-00065  
Receipt Number: 2023 1 03439  
Adjourned Tax Parcel: 42-020-015-001  
to Real Debt: \$330,265.43  
8/11/2023 Attorney for Plt: M. Troy Freedman  
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN  
LOANS,INC. VS. KEVIN C. KINTZLY, 1604 OLD BETHLEHEM ROAD, QUAKERTOWN.  
MESSUAGE AND TRACT IN THE TOWNSHIP OF SPRINGFIELD.