

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

- 1      Writ of Execution: 2013-08640  
           Receipt Number: 2022 1 02987  
 Adjourned Tax Parcel: 13-007-240  
 to        Real Debt: \$191,547.28  
 10/13/2023 Attorney for Plt: Stephen Hladik  
           WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST VS. NORMA J. OSTERHOUT, 358 CHELSEA ROAD, FAIRLESS HILLS. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 2      Writ of Execution: 2013-09037  
           Receipt Number: 2023 1 00936  
 Adjourned Tax Parcel: 02-084-219  
 to        Real Debt: \$232,207.45  
 9/8/2023 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.
- 3      Writ of Execution: 2015-02815  
           Receipt Number: 2022 1 15134  
 Adjourned Tax Parcel: 02-013-106  
 to        Real Debt: \$239,141.77  
 10/13/2023 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.
- 4      Writ of Execution: 2015-05880  
           Receipt Number: 2023 1 04995  
 Adjourned Tax Parcel: 29-022-116  
 to        Real Debt: \$29,450.00  
 8/11/2023 Attorney for Plt: Josephine Lee Wolf  
           BROOKSIDE COMMUNITY ASSOCIATION VS. MARIA A. MYERS AKA M. A. MYERS, 13 EAST RIDGE MEWS, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF NEWTOWN.
- 5      Writ of Execution: 2016-03708  
           Receipt Number: 2023 1 04187  
 Off      Tax Parcel: 24-009-270  
           Real Debt: \$6,077.07  
           Attorney for Plt: Robert Daday  
           MORRISVILLE SCHOOL DISTRICT VS. TED MORALES, 35 PARK AVENUE, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF MORRISVILLE.

- 6 Writ of Execution: 2016-04367  
 Receipt Number: 2023 1 03978  
 Adjourned to 8/11/2023 Tax Parcel: 05-042-197  
 Real Debt: \$281,004.80  
 Attorney for Plt: KML Law Group PC  
 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 FIRST FRANKLIN MORTGAGE LOAN TRUST 2007-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2 VS. TADD E. GILLES, 15 DOGWOOD DRIVE, LEVITTOWN. MESSAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 7 Writ of Execution: 2017-01800  
 Receipt Number: 2023 1 03897  
 Adjourned to 9/8/2023 Tax Parcel: 22-057-049-0G4  
 Real Debt: \$566,938.16  
 Attorney for Plt: Paul Ort  
 SUMMITBRIDGE NATIONAL INVESTMENTS VIII LLC VS. RUSSEL S. BLEILER III, SHARON C. BLEILER, OXFORD SQUARE CONDOMINIUM, 360 MIDDLETOWN BLVD, UNIT G-406 AKA 360 MIDDLETOWN BLVD, SUITE 406, LANGHORNE. MESSAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 8 Writ of Execution: 2017-03139  
 Receipt Number: 2022 1 04623  
 Adjourned to 9/8/2023 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. MESSAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 9 Writ of Execution: 2017-04830  
 Receipt Number: 2023 1 03979  
 Adjourned to 8/11/2023 Tax Parcel: 51-026-032  
 Real Debt: \$200,731.82  
 Attorney for Plt: KML Law Group PC  
 BAYVIEW LOAN SERVICING LLC VS. STEPHEN J. FEELEY, MARY T. FEELEY, 2551 CANDYTUFT DRIVE, JAMISON. MESSAGE AND TRACT IN THE TOWNSHIP OF WARWICK.
- 10 Writ of Execution: 2017-06258  
 Receipt Number: 2021 1 12005  
 From 5/12/2023 Tax Parcel: 05-038-230  
 Real Debt: \$168,005.69  
 Sale Attorney for Plt: Robert Flacco  
 REVERSE MORTGAGE SOLUTIONS INC. VS. JAMES W. THOMAS, 16 GABLE HILL ROAD, LEVITTOWN. MESSAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

**Sold to Attorney for costs  
 \$1,369.18**

- 11 Writ of Execution: 2018-00054  
Receipt Number: 2022 1 07436  
Adjourned Tax Parcel: 02-088-066  
to Real Debt: \$255,740.00  
10/13/2023 Attorney for Plt: Jessica Manis  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT  
SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-  
W4 BY ITS SERVICER PHH MORTGAGE CORPORATION VS. JOHN D. MARZARIO III,  
NICOLE MARZARIO. 2342 EBURY COURT, BENSLEM. MESSUAGE AND TRACT IN  
THE TOWNSHIP OF BENSLEM.
- 12 Writ of Execution: 2018-00256  
Receipt Number: 2022 1 10091  
Adjourned Tax Parcel: 31-036-247  
to Real Debt: \$248,569.15  
9/8/2023 Attorney for Plt: Hill Wallack LLP  
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH  
MORTGAGE LOAN TRUST F VS. STEVEN PAULK JR. AND KAREN PAULK, 7 VAN  
HORN PLACE, SOUTHAMPTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
NORTHAMPTON.
- 13 Writ of Execution: 2018-01215  
Receipt Number: 2023 1 04855  
Adjourned Tax Parcel: 06-070-094  
to Real Debt: \$559,602.21  
10/13/2023 Attorney for Plt: Christopher DeNardo  
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.
- 14 Writ of Execution: 2018-02227  
Receipt Number: 2023 1 03893  
Adjourned Tax Parcel: 05-096-033  
to Real Debt: \$140,570.53  
9/8/2023 Attorney for Plt: Matthew Fallings  
LAKEVIEW LOAN SERVICING LLC VS. CARLOS NAVEDO, ROBERT SPECKHART JR  
AKA ROBERT LEE SPECKHART JR, 5624 FLEETWOOD DRIVE, LEVITTOWN.  
MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 15 Writ of Execution: 2018-03109  
Receipt Number: 2021 1 10627  
Adjourned Tax Parcel: 50-035-187-024-244  
to Real Debt: \$181,435.48  
9/8/2023 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.

- 16 Writ of Execution: 2018-03730  
Receipt Number: 2023 1 04057  
Off Tax Parcel: 02-097-065  
Real Debt: \$346,283.07  
Attorney for Plt: Cristina L Connor  
U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2021-NR2 MORTGAGE-BACKED NOTES, SERIES 2021-NR2 VS. CAROLYN NOTTINGHAM AKA CAROLYNN NOTTINGHAM, MARK NOTTINGHAM, 1218 PRIMROSE COURT, BENSLEM. MESSAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 17 Writ of Execution: 2018-03816  
Receipt Number: 2022 1 15077  
Adjourned to 9/8/2023 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. MESSAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 18 Writ of Execution: 2018-03918  
Receipt Number: 2023 1 01100  
Adjourned to 8/11/2023 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. MESSAGE AND TRACT IN THE BOROUGH OF YARDLEY.
- 19 Writ of Execution: 2018-04788  
Receipt Number: 2022 1 01770  
Adjourned to 9/8/2023 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. MESSAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 20 Writ of Execution: 2018-05125  
Receipt Number: 2023 1 05401  
Adjourned to 8/11/2023 Tax Parcel: 36-039-044-003  
Real Debt: \$283,976.72  
Attorney for Plt: Stephen Hladik  
U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF TIKI SERIES IV TRUST VS. JAMES M. STREFELER, JULIE E. STREFELER, 66 ROCKY RIDGE ROAD, QUAKERTOWN. MESSAGE AND TRACT IN THE TOWNSHIP OF RICHLAND.
- 21 Writ of Execution: 2018-05640  
Receipt Number: 2020 1 04478  
Adjourned to 8/11/2023 Tax Parcel: 05-024-088-001  
Real Debt: \$3,427.30  
Attorney for Plt: Portnoff Law Associates LTD  
BRISTOL TOWNSHIP VS. ANTOINETTE DENUCCI, 2900 OLD RODGERS ROAD, BRISTOL. MESSAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

- 22 Writ of Execution: 2018-06046  
 Receipt Number: 2023 1 04854  
 Adjourned to 9/8/2023 Tax Parcel: 13-023-130  
 Real Debt: \$267,089.70  
 Attorney for Plt: Matthew Fallings  
 AMERIHOM MORTGAGE COMPANY, LLC VS. JOHN KLASS, BARBARA KLASS, 75 TALL PINE LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 23 Writ of Execution: 2018-06271  
 Receipt Number: 2023 1 04673  
 Adjourned to 9/8/2023 Tax Parcel: 24-012-001  
 Real Debt: \$123,391.05  
 Attorney for Plt: Matthew Fallings  
 M&T BANK VS. STEVEN M. JOHNSON, 38 GREEN STREET, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF MORRISVILLE.
- 24 Writ of Execution: 2018-06346  
 Receipt Number: 2023 1 04361  
 Off Tax Parcel: 02-020-073  
 Real Debt: \$399,255.12  
 Attorney for Plt: Terrence McCabe  
 REVERSE MORTGAGE FUNDING, LLC VS. GEORGE SOMERVILLE, 3582 WEST DRIVE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 25 Writ of Execution: 2018-06590  
 Receipt Number: 2022 1 09504  
 Adjourned to 8/11/2023 Tax Parcel: 03-002-012  
 Real Debt: \$1,996.27  
 Attorney for Plt: Portnoff Law Associates LTD  
 PALISADES SCHOOL DISTRICT VS. NICHOLAS J. PASTORE, 1124 LONELY COTTAGE ROAD, UPPER BLACK EDDY. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRIDGETON.
- 26 Writ of Execution: 2018-07078  
 Receipt Number: 2023 1 04055  
 Off Tax Parcel: 51-014-047  
 Real Debt: \$215,965.95  
 Attorney for Plt: Cristina L Connor  
 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST VS. DENNIS MCGOVERN, KELLY C. WARE, 990 GATES PLACE, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARWICK.
- 27 Writ of Execution: 2019-00311  
 Receipt Number: 2023 1 04189  
 Tax Parcel: 44-011-050-007  
 Real Debt: \$13,375.73  
 Attorney for Plt: Robert Daday  
 PALISADES SCHOOL DISTRICT VS. BRENDAN E. RINEHOLD EXECUTOR OF THE ESTATE OF EARL B. RINEHOLD, 77 FRANKENFIELD ROAD, OTTSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF TINICUM.
- Sold to Mark Dziekonski**  
**\$396,000.00**

- 28      Writ of Execution: 2019-00392  
 Receipt Number: 2022 1 04624      **Sold to Afify Sabry**  
 From    Tax Parcel: 13-019-397      **\$284, 000.00**  
 5/12/2023 Real Debt: \$215,187.16  
 Sale    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.
- 29      Writ of Execution: 2019-00800      **Sold to LMK Equities, LLC**  
 Receipt Number: 2023 1 03820      **\$118, 000.00**  
 Tax Parcel: 05-008-234-002  
 Real Debt: \$262,496.57  
 Attorney for Plt: Cristina L Connor  
 PNC BANK, NATIONAL ASSOCIATION VS. MARLENE EDWARDS AKA MARLENE M.  
 EDWARDS, MARLENE CARRA, 800 MAGNOLIA AVENUE, CROYDON. MESSUAGE  
 AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 30      Writ of Execution: 2019-01239  
 Receipt Number: 2022 1 11560  
 Adjourned to    Tax Parcel: 04-008-048 & 04-008-049  
 9/8/2023    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.
- 31      Writ of Execution: 2019-01773  
 Receipt Number: 2022 1 12707  
 Adjourned to    Tax Parcel: 22-028-085  
 10/13/2023    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.
- 32      Writ of Execution: 2019-01784  
 Receipt Number: 2023 1 03980  
 Off      Tax Parcel: 49-016-200  
 Real Debt: \$211,939.19  
 Attorney for Plt: Michael McKeever  
 LAKEVIEW LOAN SERVICING LLC VS. KEVIN FINEGAN, LORI L. FINEGAN, 828  
 PHILLIPS ROAD, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 WARMINSTER.
- 33      Writ of Execution: 2019-02880  
 Receipt Number: 2023 1 04801  
 Off      Tax Parcel: 02-039-141  
 Real Debt: \$172,605.29  
 Attorney for Plt: Emmanuel Argentieri  
 US BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY  
 BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021-SC9 TITLE VS. DAVID  
 CIARLANTE, 2828 ASBURY AVENUE, BENSALAM. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF BENSALAM.

- 34 Writ of Execution: 2019-03452  
 Receipt Number: 2023 1 03312  
 Off Tax Parcel: 48-020-192  
 Real Debt: \$284,194.95  
 Attorney for Plt: Andrew Marley  
 CITIMORTGAGE, INC. VS. TONI L. BOERNER, 588 FRASSETTO DRIVE,  
 SOUTHAMPTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF UPPER  
 SOUTHAMPTON.
- 35 Writ of Execution: 2019-03685  
 Receipt Number: 2022 1 03107  
 Adjoined Tax Parcel: 54-001-002-041  
 to Real Debt: \$22,717.67  
 10/13/2023 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.
- 36 Writ of Execution: 2019-03928  
 Receipt Number: 2021 1 12357  
 Off Tax Parcel: 50-030-123  
 Real Debt: \$367,198.88  
 Attorney for Plt: Brock and Scott  
 FREEDOM MORTGAGE CORPORATION VS. BRUCE M. BELT AKA BRUCE BELT,  
 CAROLINE BELT, 2158 GREEN RIDGE DRIVE, WARRINGTON. MESSUAGE AND  
 TRACT IN THE TOWNSHIP OF WARRINGTON.
- 37 Writ of Execution: 2019-04190  
 Receipt Number: 2020 1 08757  
 Adjoined Tax Parcel: 31-079-169  
 to Real Debt: \$171,386.09  
 9/8/2023 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.
- 38 Writ of Execution: 2019-05372  
 Receipt Number: 2023 1 00785  
 Adjoined Tax Parcel: 49-027-142  
 to Real Debt: \$295,112.10  
 8/11/2023 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.

- 39 Writ of Execution: 2019-06719  
Receipt Number: 2022 1 10510  
Off 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.
- 40 Writ of Execution: 2019-07330  
Receipt Number: 2022 1 12576  
Adjourned to 9/8/2023 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.
- 41 Writ of Execution: 2019-07411  
Receipt Number: 2022 1 14760  
Adjourned to 9/8/2023 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.
- 42 Writ of Execution: 2019-07883  
Receipt Number: 2022 1 03876  
Off Tax Parcel: 04-008-162  
Real Debt: \$137,528.73  
Attorney for Plt: Cristina L Connor  
WEICHERT FINANCIAL SERVICES VS. JASON BROWN, JR. AKA JASON A. BROWN  
JR., 310 OTTER STREET, BRISTOL. MESSUAGE AND TRACT IN THE BOROUGH OF  
BRISTOL.
- 43 Writ of Execution: 2019-08199  
Receipt Number: 2023 1 03898  
Adjourned to 9/8/2023 Tax Parcel: 02-011-295  
Real Debt: \$339,354.27  
Attorney for Plt: Michael McKeever  
FREEDOM MORTGAGE CORPORATION VS. KEON FRANK, 3812 DRESHER ROAD,  
BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 44 Writ of Execution: 2019-08247  
Receipt Number: 2022 1 15241  
Off Tax Parcel: 20-039-289  
Real Debt: \$261,109.24  
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.



- 45 Writ of Execution: 2019-08377  
Receipt Number: 2022 1 12781  
Adjourned to 9/8/2023 Tax Parcel: 49-023-104  
Real Debt: \$241,065.70  
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.
- 46 Writ of Execution: 2019-08766  
Receipt Number: 2022 1 08989  
Adjourned to 10/13/2023 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.
- 47 Writ of Execution: 2020-00107  
Receipt Number: 2022 1 15667  
Adjourned to 9/8/2023 Tax Parcel: 50-025-112  
Real Debt: \$124,414.32  
Attorney for Plt: Cristina L Connor  
PNC BANK, NATIONAL ASSOCIATION VS. JENNIFER MITCHELL AKA JENNIFER L. MITCHELL, ELSIE L. MITCHELL, 2137 CROP CIRCLE, WARRINGTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARRINGTON.
- 48 Writ of Execution: 2020-00427  
Receipt Number: 2022 1 06981  
Off 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.
- 49 Writ of Execution: 2020-00801  
Receipt Number: 2022 1 10768  
Adjourned to 9/8/2023 Tax Parcel: 04-009-001  
Real Debt: \$105,055.13  
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.

- 50 Writ of Execution: 2020-00840  
 Receipt Number: 2022 1 00143  
 From Tax Parcel: 04-025-133  
 5/12/2023 Real Debt: \$177,944.73  
 Sale 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. MESSUAGE AND TRACT IN THE BOROUGH OF BRISTOL.
- Sold to Bernard Mazzocchi**  
**\$188, 000.00**
- 51 Writ of Execution: 2020-01078  
 Receipt Number: 2023 1 04360  
 Adjoined Tax Parcel: 05-007-203  
 to Real Debt: \$208,399.63  
 9/8/2023 Attorney for Plt: Terrence McCabe  
 POLICE AND FIRE FEDERAL CREDIT UNION VS. ROBERT STEWART, 722 FOURTH AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 52 Writ of Execution: 2020-01260  
 Receipt Number: 2023 1 03894  
 Adjoined Tax Parcel: 21-032-038  
 to Real Debt: \$259,657.56  
 9/8/2023 Attorney for Plt: Matthew Fallings  
 NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING VS. EMILY P. CAMPBELL AKA EMILY CAMPBELL, ROBERT W. CAMPBELL AKA ROBERT CAMPBELL, 853 HILTON AVENUE, OAKFORD. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON.
- 53 Writ of Execution: 2020-01496  
 Receipt Number: 2023 1 04364  
 Adjoined Tax Parcel: 24-011-001-003  
 to Real Debt: \$125,409.79  
 8/11/2023 Attorney for Plt: KML Law Group PC  
 M&T BANK VS. JOANNE H. TAROCO, 1244 SOUTH PENNSYLVANIA AVENUE, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF MORRISVILLE.
- 54 Writ of Execution: 2020-03800  
 Receipt Number: 2023 1 03441  
 Adjoined Tax Parcel: 50-024-001.001  
 to Real Debt: \$1,428,398.78  
 8/11/2023 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.
- 55 Writ of Execution: 2020-05229  
 Receipt Number: 2023 1 04188  
 Off Tax Parcel: 42-021-072  
 Real Debt: \$18,156.49  
 Attorney for Plt: Robert Daday  
 PALISADES SCHOOL DISTRICT VS. PAUL NEUMAYER, KATHARINE NEUMAYER, 3421 WINDING ROAD, KINTNERSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF SPRINGFIELD.

- 56 Writ of Execution: 2020-06540  
 Receipt Number: 2022 1 10093  
 Adjourned to 11/9/2023 Tax Parcel: 31-019-010  
 Real Debt: \$223,189.75  
 Attorney for Plt: John McAneney  
 HATBORO FEDERAL SAVINGS VS. MICHAEL MACDONALD, JOAN MACDONALD, 95 FAIRHILL DRIVE, CHURCHVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 57 Writ of Execution: 2021-02768  
 Receipt Number: 2022 1 12845  
 Off Tax Parcel: 05-037-131  
 Real Debt: \$231,337.49  
 Attorney for Plt: M. Troy Freedman  
 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELEY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-RPL1 VS. ANGEL HERNANDEZ, 44 WOODBINE ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 58 Writ of Execution: 2021-05141  
 Receipt Number: 2023 1 04247  
 Tax Parcel: 13-023-531  
 Real Debt: \$234,679.15  
 Attorney for Plt: Michael McKeever  
 MORTGAGE ASSETS MANAGEMENT LLC. VS. DIANE BROWN AKA DIANE J. BROWN, 43 TWISTING LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS. **Sold to Afifi Sabry**  
**\$286, 000.00**
- 59 Writ of Execution: 2022-00151  
 Receipt Number: 2022 1 03000  
 Off Tax Parcel: 05-033-086  
 Real Debt: \$217,911.59  
 Attorney for Plt: Robert Flacco  
 CASCADE FUNDING MORTGAGE TRUST HB2 VS. ERIC U. HOLMQUIST AKA ERIC HOLMQUIST, 25 IDOLSTONE ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 60 Writ of Execution: 2022-00457  
 Receipt Number: 2022 1 06469  
 Off Tax Parcel: 05-059-082  
 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.

- 61      Writ of Execution: 2022-00744  
 Receipt Number: 2022 1 14475  
 From    Tax Parcel: 05-021-150  
 6/9/2023 Real Debt: \$207,613.04  
 Sale    Attorney for Plt: Jill Fein
- Sold to Ilir Singnaj**  
**\$265,000.00**
- 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.
- 62      Writ of Execution: 2022-01515  
 Receipt Number: 2022 1 12413  
 Adjourned to    Tax Parcel: 05-033-024  
 9/8/2023    Real Debt: \$316,149.42  
 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.
- 63      Writ of Execution: 2022-01609  
 Receipt Number: 2023 1 04115  
 Tax Parcel: 05-015-115  
 Real Debt: \$255,481.73  
 Attorney for Plt: Kerry Schuman
- Sold to Attorney for costs**  
**\$1,459.15**
- NED KATURAN VS. STEWART KATURAN, 2200 NF, INC. d/b/a ROADHOUSE INN, NEW FALLS ROAD, NEWPORTVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 64      Writ of Execution: 2022-01615  
 Receipt Number: 2023 1 03896  
 Adjourned to    Tax Parcel: 51-018-065  
 9/8/2023    Real Debt: \$72,404.34  
 Attorney for Plt: Christopher DeNardo
- JPMORGAN CHASE BANK, NATIONAL ASSOCIATION VS. DALE THORPE, RENEE THORPE, 1825 FAIRWAY DRIVE, JAMISON. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARWICK.
- 65      Writ of Execution: 2022-01750  
 Receipt Number: 2022 1 12407  
 Adjourned to    Tax Parcel: 35-004-349  
 8/11/2023    Real Debt: \$279,974.43  
 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.

- 66 Writ of Execution: 2022-01936  
Receipt Number: 2023 1 04246  
Off Tax Parcel: 02-092-286  
Real Debt: \$177,494.59  
Attorney for Plt: Michael McKeever  
M&T BANK VS. YAROSLAVA OLSHANETSKY, JEROME NICKOLAS TAJC AKA  
JEROME N. TACJ, 1620 HORACE COURT, BENSLEM. MESSUAGE AND TRACT IN  
THE TOWNSHIP OF BENSLEM.
- 67 Writ of Execution: 2022-02065  
Receipt Number: 2023 1 04920  
Adjourned to 9/8/2023 Tax Parcel: 21-008-183  
Real Debt: \$209,297.99  
Attorney for Plt: KML Law Group PC  
ARDENT CREDIT UNION F/K/A SB1 FEDERAL CREDIT UNION VS. KATHLEEN  
MULCAHY, MATTHEW WILKINSON, 1813 MIDFIELD ROAD, FEASTERVILLE.  
MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON.
- 68 Writ of Execution: 2022-02185  
Receipt Number: 2023 1 03821  
Adjourned to 10/13/2023 Tax Parcel: 36-025-272  
Real Debt: \$155,235.79  
Attorney for Plt: Michael McKeever  
FREEDOM MORTGAGE CORPORATION VS. ERIC DOUGLASS AKA ERIC R.  
DOUGLASS, 285 JOHNSON LANE, QUAKERTOWN. MESSUAGE AND TRACT IN THE  
TOWNSHIP OF RICHLAND.
- 69 Writ of Execution: 2022-02207  
Receipt Number: 2022 1 14761  
Adjourned to 10/13/2023 Tax Parcel: 31-037-082  
Real Debt: \$312,818.43  
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.
- 70 Writ of Execution: 2022-02817  
Receipt Number: 2022 1 15283  
Adjourned to 9/8/2023 Tax Parcel: 22-047-098  
Real Debt: \$390,258.45  
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.
- 71 Writ of Execution: 2022-02884  
Receipt Number: 2023 1 03841  
Adjourned to 10/13/2023 Tax Parcel: 05-021-0821009  
Real Debt: \$12,828.11  
Attorney for Plt: Jr, Edward Hoffman  
CRESTWOOD CONDOMINIUM ASSOCIATION, INC. VS. SHAKIEA SINGLETON, 184  
JENNIFER COURT, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
BRISTOL.

- 72 Writ of Execution: 2022-03385  
 Receipt Number: 2023 1 02846  
 Adjourned to 9/8/2023 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.
- 73 Writ of Execution: 2022-03561  
 Receipt Number: 2023 1 04054  
 Adjourned to 9/8/2023 Tax Parcel: 39-003-402  
 Real Debt: \$228,426.93  
 Attorney for Plt: Terrence McCabe  
 WILMINGTON SAVINGS FUND SOCIETY FSB, NOT INDIVIDUAL BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 VS. MICHELLE FULGINITI KNOWN SURVIVING HEIR OF JUDITH A. KRENZEL; JOHN F. MANG KNOWN SURVIVING HEIR OF JUDITH A. KRENZEL; SUSANNE G. THOMSON KNOWN SURVIVING HEIR OF JUDITH A. KRENZEL, UNKNOWN SURVIVING HEIR OF JUDITH A. KRENZEL, 546 PEABODY COURT, SELLERSVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF SELLERSVILLE.
- 74 Writ of Execution: 2022-03668  
 Receipt Number: 2023 1 04514  
 Adjourned to 8/11/2023 Tax Parcel: 05-009-385-001  
 Real Debt: \$122,960.11  
 Attorney for Plt: Brock and Scott  
 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER VS. MELISSA BROPHY, 1922 MAPLE AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 75 Writ of Execution: 2022-03949  
 Receipt Number: 2022 1 15838  
 Adjourned to 8/11/2023 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.
- 76 Writ of Execution: 2022-04184  
 Receipt Number: 2023 1 04608  
 Off Tax Parcel: 01-023-080-004-121  
 Real Debt: \$138,489.51  
 Attorney for Plt: Robert Flacco  
 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FROM FREMONT HOME LOAN TRUST SERIES 2006-D MORTGAGE-BACKED CERTIFICATES VS. SHARON BREBNER AKA SHARON C. BREBNER, 121 ALLEM LANE, PERKASIE. MESSUAGE AND TRACT IN THE TOWNSHIP OF BEDMINSTER.

- 77 Writ of Execution: 2022-04511 **Sold to LMK Equities, LLC**  
 Receipt Number: 2023 1 04799 **\$194, 000.00**  
 Tax Parcel: 05-029-026  
 Real Debt: \$212,297.48  
 Attorney for Plt: Emmanuel Argentieri  
 US BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY  
 BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021-SC9 TITLE VS. ROBERT  
 KONDYRA, EVELYN KONDYRA, 2504 LAUREL DRIVE, BRISTOL. MESSUAGE AND  
 TRACT IN THE TOWNSHIP OF BRISTOL.
- 78 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.
- 79 Writ of Execution: 2022-04632  
 Receipt Number: 2022 1 15366 **Sold to Nelli Alagappan**  
 From Tax Parcel: 20-021-135 **\$552, 000.00**  
 6/9/2023 Real Debt: \$447,383.96  
 Sale 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.
- 80 Writ of Execution: 2022-04688  
 Receipt Number: 2023 1 03936  
 Adjourned Tax Parcel: 20-033-199  
 to Real Debt: \$271,659.73  
 8/11/2023 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. TUSHAR  
 NENE, 1560 LITTLECROFT COURT, YARDLEY. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF LOWER MAKEFIELD.
- 81 Writ of Execution: 2022-04720 **Sold to LMK Equities, LLC**  
 Receipt Number: 2023 1 00703 **\$185, 000.00**  
 From Tax Parcel: 05-012-113  
 6/9/2023 Real Debt: \$171,397.22  
 Sale 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.

- 82 Writ of Execution: 2022-04902  
 Receipt Number: 2023 1 03822  
 Adjourned Tax Parcel: 22-050-225  
 to Real Debt: \$462,182.46  
 8/11/2023 Attorney for Plt: Hill Wallack LLP  
 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY  
 BUT SOLELY AS TRUSTEE OF RELIANT TRUST, SERIES HPP C/O FAY SERVICING  
 VS. THOMAS W. PICENTINO JR AS HEIR OF THE ESTATE OF MARGARET M.  
 PICENTINO DECEASED; ANTHONY PIACENTINO AS HEIR OF THE ESTATE OF  
 MARGARET M. PICENTINO DECEASED; MICHAEL PICENTINO AS HEIR OF THE  
 ESTATE OF MARGARET M. PICENTINO DECEASED; MARK M. PICENTINO AS HEIR  
 OF THE ESTATE OF MARGARET M. PICENTINO DECEASED; MATTHEW M.  
 PICENTINO AS HEIR OF THE ESTATE OF MARGARET M. PICENTINO DECEASED;  
 ANITA M. BUCCI AS HEIR OF THE ESTATE OF MARGARET M. PICENTINO  
 DECEASED; RITA M. FOSTER AS HEIR OF THE ESTATE OF MARGARET M.  
 PICENTINO DECEASED; ANDREA M. PICENTINO AS HEIR OF THE ESTATE OF  
 MARGARET M. PICENTINO DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
 AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
 INTEREST FROM OR UNDER MARGARET M. PICENTINO DECEASED, 50% INTEREST  
 OF 221 S. FORSYTHIA DRIVE, LEVITTOWN. MESSAGE AND TRACT IN THE  
 TOWNSHIP OF MIDDLETOWN.
- 83 Writ of Execution: 2022-04915  
 Receipt Number: 2023 1 04223  
 Adjourned Tax Parcel: 50-015-180-300  
 to Real Debt: \$427,048.35  
 8/11/2023 Attorney for Plt: Law Office of Gregory Javardian LLC  
 THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE  
 FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES,  
 SERIES 2006-2 C/O CARRINGTON MORTGAGE SERVICES, LLC VS. IOURI LOBOV,  
 MARINA IVANOVA, 1006 PARTRIDGE PLACE, WARRINGTON. MESSAGE AND  
 TRACT IN THE TOWNSHIP OF WARRINGTON.
- 84 Writ of Execution: 2022-04959  
 Receipt Number: 2023 1 03715  
 Adjourned Tax Parcel: 13-026-059  
 to Real Debt: \$295,176.37  
 8/11/2023 Attorney for Plt: Michael McKeever  
 MIDLAND MORTGAGE VS. SYLVESTER LAWRENCE, SYLVESTER C. LAWRENCE,  
 140 ELDERBERRY DRIVE, LEVITTOWN. MESSAGE AND TRACT IN THE TOWNSHIP  
 OF FALLS.
- 85 Writ of Execution: 2022-05013  
 Receipt Number: 2023 1 01496  
 Adjourned Tax Parcel: 05-043-546  
 to Real Debt: \$170,206.71  
 9/8/2023 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.



- 86 Writ of Execution: 2022-05300  
Receipt Number: 2023 1 01994  
Adjourned to 9/8/2023 Tax Parcel: 49-015-115  
Real Debt: \$362,764.60  
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.
- 87 Writ of Execution: 2022-05366  
Receipt Number: 2023 1 04964  
Off Tax Parcel: 05-029-083-001  
Real Debt: \$425,866.82  
Attorney for Plt: Brock and Scott  
FREEDOM MORTGAGE CORPORATION VS. SEAN ALFRED AKA SEAN T. ALFRED,  
LISA ALFRED, 4633 MURRAY STREET, BRISTOL. MESSUAGE AND TRACT IN THE  
TOWNSHIP OF BRISTOL.
- 88 Writ of Execution: 2022-05442  
Receipt Number: 2023 1 04056  
Adjourned to 8/11/2023 Tax Parcel: 02-029-237 & 02-029-238  
Real Debt: \$227,314.83  
Attorney for Plt: Cristina L Connor  
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING VS. COLLEEN MARIE  
HALE, 1200 DANA AVENUE, ANDALUSIA. MESSUAGE AND TRACT IN THE  
TOWNSHIP OF BENSLEM.
- 89 Writ of Execution: 2022-05630  
Receipt Number: 2023 1 04116  
Off Tax Parcel: 05-041-010  
Real Debt: \$104,445.62  
Attorney for Plt: Robert Crawley  
PHH MORTGAGE CORPORATION VS. RONALD A. DARCEY JR AKA RONALD A.  
DARCY AKA RONALD A. COLLIER JR, KELLY DARCEY AKA KELLY DARCY, 36  
ORANGEWOOD DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP  
OF BRISTOL.
- 90 Writ of Execution: 2022-05756  
Receipt Number: 2023 1 04598  
Adjourned to 9/8/2023 Tax Parcel: 03-003-081-001  
Real Debt: \$453,330.45  
Attorney for Plt: Stephen Hladik  
DLJ MORTGAGE CAPITAL, INC. VS. ROSE MARIE KIMBER AKA ROSE M. KIMBER,  
1271 LONELY COTTAGE ROAD, UPPER BLACK EDDY. MESSUAGE AND TRACT IN  
THE TOWNSHIP OF BRIDGETON.
- 91 Writ of Execution: 2022-05758  
Receipt Number: 2023 1 04133  
Adjourned to 8/11/2023 Tax Parcel: 22-016-186  
Real Debt: \$183,844.87  
Attorney for Plt: LOGS Legal Group LLP  
NATIONSTAR MORTGAGE LLC VS. MICHAEL T. GALE, REBECCA L. FOX, MARK R.  
GALE, 1314 POPLAR STREET, LANGHORNE. MESSUAGE AND TRACT IN THE  
TOWNSHIP OF MIDDLETOWN.

- 92 Writ of Execution: 2022-05946  
 Receipt Number: 2023 1 03981 **Sold to Attorney for costs**  
 Tax Parcel: 05-008-526 **\$1,305.41**  
 Real Debt: \$276,196.22  
 Attorney for Plt: Matthew Fallings  
 MORTGAGE ASSETS MANAGEMENT, LLC VS. ROSE L. CANNON, 1111 KAREN AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 93 Writ of Execution: 2022-05947  
 Receipt Number: 2023 1 03895  
 Adjourned to 9/8/2023 Tax Parcel: 31-036-011  
 Real Debt: \$243,728.28  
 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.
- 94 Writ of Execution: 2022-06192  
 Receipt Number: 2023 1 04687  
 Off Tax Parcel: 21-036-020  
 Real Debt: \$345,088.16  
 Attorney for Plt: Christopher DeNardo  
 CARRINGTON MORTGAGE SERVICES, LLC VS. AUSTIN M. STEGENA, IVY R. CONNELLY, 1288 WOODSIDE AVENUE, FEASTERVILLE TREVOSE. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON.
- 95 Writ of Execution: 2022-06466  
 Receipt Number: 2023 1 03892  
 Adjourned to 9/8/2023 Tax Parcel: 05-061-440  
 Real Debt: \$209,196.13  
 Attorney for Plt: Matthew Fallings  
 BANK OF NEW YORK MELLON TRUST CORMPANY, NA AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST VS. JOHNNIE SINGLETON JR SOLEY IN HIS CAPACITY AS KNOWN HEIR OF LOIS SINGLETON; LOIS SINGLETON; PHYLLIS SINGLETON SOLEY IN HIS CAPACITY AS KNOWN HEIR OF LOIS SINGLETON; SANDRA SINGLETON SOLEY IN HER CAPACITY AS KNOWN HEIR OF LOIS SINGLETON; THE UNKNOWN HEIRS OF LOIS SINGLETON, 5703 BEAVER DAM ROAD, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 96 Writ of Execution: 2022-06576  
 Receipt Number: 2023 1 04761 **Sold to LMK Equities, LLC\$**  
 Tax Parcel: 05-042-083  
 Real Debt: \$193,730.05  
 Attorney for Plt: Matthew Fallings  
 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSETS-BACKED CERTIFICATES, SERIES 2007-CB6, BY ITS SERVICER PHH MORTGAGE CORPORATION VS. SHANNON MEISTER, RYAN M. MEISTER AKA RYAN MEISTER, 68 VERDANT ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

- 97 Writ of Execution: 2022-06677  
 Receipt Number: 2023 1 04222  
 Adjourned to 9/8/2023 Tax Parcel: 24-010-079  
 Real Debt: \$148,898.66  
 Attorney for Plt: Brock and Scott  
 FREEDOM MORTGAGE CORPORATION VS. TIMOTHY S. JACKSON, KELLIE M. JACKSON, 405 ROBERTSON AVENUE, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF MORRISVILLE.
- 98 Writ of Execution: 2022-06726  
 Receipt Number: 2023 1 04996  
 Off Tax Parcel: 09-059-075  
 Real Debt: \$369,828.80  
 Attorney for Plt: Brock and Scott  
 LAKE MICHIGAN CREDIT UNION VS. CHRISTINE PERRY, STEPHEN W. PERRY, 37 RADCLIFF DRIVE, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF DOYLESTOWN.
- 99 Writ of Execution: 2022-06813  
 Receipt Number: 2023 1 04190  
 Adjourned to 9/8/2023 Tax Parcel: 33-006-084  
 Real Debt: \$249,533.98  
 Attorney for Plt: Brock and Scott  
 FREEDOM MORTGAGE CORPORATION VS. GEOFFREY C. WEST, RACHEL A. RUSSELL, 309 N. 6TH STREET, PERKASIE. MESSUAGE AND TRACT IN THE BOROUGH OF PERKASIE.
- 100 Writ of Execution: 2023-00003  
 Receipt Number: 2023 1 04134  
 Off Tax Parcel: 05-040-017  
 Real Debt: \$203,685.23  
 Attorney for Plt: Christopher DeNardo  
 LAKEVIEW LOAN SERVICING, LLC VS. MILAN F. LORTZ, 43 YELLOWOOD DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 101 Writ of Execution: 2023-00009  
 Receipt Number: 2023 1 03891  
 Off Tax Parcel: 02-004-175  
 Real Debt: \$180,769.60  
 Attorney for Plt: Jill Fein  
 WILMINGTON SAVINGS FUND SOCIETY FSB AS TRUSTEE OF DISCOVERY MORTGAGE LOAN TRUST VS. DANIELLE M. BENNER, GEORGE M. BENNER, 3507 BOUNDBROOK AVENUE, FEASTERVILLE TREVOSE. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 102 Writ of Execution: 2023-00024  
 Receipt Number: 2023 1 03982  
 Tax Parcel: 35-006-048-055  
 Real Debt: \$148,600.80  
 Attorney for Plt: Matthew Fallings  
 ROCKET MORTGAGE, LLC FKA QUICKEN LOANS, LLC VS. ANTHONY J. FONSEMORTI SOLEY IN HIS CAPACITY AS HEIR OF ROSEMARY FONSEMORTI DECEASED; JOHN FONSEMORTI SOLEY IN HIS CAPACITY AS HEIR OF ROSEMARY FONSEMORTI DECEASED; THE UNKNOWN HEIRS OF ROSEMARY FONSEMORTI DECEASED, 113 MADISON COURT, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- Sold to Park Hyoungjoon**  
**\$188,000.00**

- 103 Writ of Execution: 2023-00108  
Receipt Number: 2023 1 05077  
Off Tax Parcel: 30-011-123  
Real Debt: \$145,024.35  
Attorney for Plt: William Dudeck  
ST. LUKE'S UNITED CHURCH OF CHRIST OF OTTSMVILLE VS. CHRISTOPHER S.  
MOYER, CINDY MOYER, 8872 EASTON ROAD, OTTSMVILLE. MESSUAGE AND TRACT  
IN THE TOWNSHIP OF NOCKAMIXON.
- 104 Writ of Execution: 2023-00832  
Receipt Number: 2023 1 04800  
Adjourned Tax Parcel: 13-020-010  
to Real Debt: \$189,664.84  
9/8/2023 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.