

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, December 8, 2023 at eleven o'clock A.M. prevailing time in the Bucks County Administration Building the following real estate

- 1 Writ of Execution: 2013-01248
 Receipt Number: 2021 1 15051
 Adjourned Tax Parcel: 48-007-123-009
 to Real Debt: \$558,975.03
 3/8/2024 Attorney for Plt: McCabe Weisberg & Conway
 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE
 ACQUISITION CORPORATION JPMMAC 2006-WMC1 VS. SONYA W. SINGER,
 STUART J. SINGER, 128 ALTIMARI COURT, SOUTHAMPTON. MESSUAGE AND
 TRACT IN THE TOWNSHIP OF UPPER SOUTHAMPTON.
- 2 Writ of Execution: 2015-04661
 Receipt Number: 2022 1 00686
 Adjourned Tax Parcel: 42-004-120
 to Real Debt: \$1,763.80
 4/12/2024 Attorney for Plt: Portnoff Law Associates LTD
 PALISADES SCHOOL DISTRICT VS. CHRISTINE M. GRASER EXECUTRIX OF THE
 ESTATE OF HERMAN J. MOYER, MINE ROAD, QUAKERTOWN. MESSUAGE AND
 TRACT IN THE TOWNSHIP OF SPRINGFIELD.
- 3 Writ of Execution: 2015-07310
 Receipt Number: 2023 1 06150
 From Tax Parcel: 41-035-008-005
 10/13/2023 Real Debt: \$2,748,374.31
 Sale 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.
- 4 Writ of Execution: 2016-06461
 Receipt Number: 2023 1 05799
 From Tax Parcel: 23-016-002
 10/13/2023 Real Debt: \$120,229.65
 Sale 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.
- 5 Writ of Execution: 2017-00049
 Receipt Number: 2023 1 01677
 From Tax Parcel: 13-006-229
 5/12/2023 Real Debt: \$234,771.92
 Sale Attorney for Plt: Kenya Bates
 PHH MORTGAGE CORPORATION VS. BARBARA E. MACAINSH, THE UNITED
 STATES OF AMERICA c/o U.S. ATTORNEY'S OFFICE, 317 ANDOVER ROAD,
 FAIRLESS HILLS. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.

- 6 Writ of Execution: 2017-01800
 Receipt Number: 2023 1 03897
 From Tax Parcel: 22-057-049-0G4
 11/9/2023 Real Debt: \$566,938.16
 Sale Attorney for Plt: Ballard Spahr
 SUMMITBRIDGE NATIONAL INVESTMENTS VIII LLC VS. RUSSEL S. BLEILER III,
 SHARON C. BLEILER, OXFORD SQUARE CONDOMINIUM, 360 MIDDLETOWN BLVD,
 UNIT G-406 AKA 360 MIDDLETOWN BLVD, SUITE 406, LANGHORNE. MESSUAGE
 AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 7 Writ of Execution: 2017-03139
 Receipt Number: 2022 1 04623
 Adjoined Tax Parcel: 02-036-088
 to Real Debt: \$285,217.34
 1/12/2024 Attorney for Plt: McCabe Weisberg & Conway
 U. S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY
 BUT SOLELY AS TRUSTEE OF LFS9 MASTER PARTICIPATION TRUST VS.
 BARBARA A. FISHER, FRANKLIN P. FISHER JR., DEAN J. FISHER, 2829 COLMAR
 AVENUE, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 8 Writ of Execution: 2017-04105
 Receipt Number: 2023 1 07681
 Off Tax Parcel: 12-006-001-001
 Real Debt: \$278,365.61
 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.
- 9 Writ of Execution: 2017-04830
 Receipt Number: 2023 1 03979
 From Tax Parcel: 51-026-032
 11/9/2023 Real Debt: \$200,731.82
 Sale 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.
- 10 Writ of Execution: 2017-05139
 Receipt Number: 2023 1 07387
 From Tax Parcel: 24-010-241-004
 10/13/2023 Real Debt: \$67,792.26
 Sale 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.

- 11 Writ of Execution: 2017-06353
Receipt Number: 2023 1 05416
From Tax Parcel: 04-026-106-001
10/13/2023 Real Debt: \$268,455.52
Sale 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.
- 12 Writ of Execution: 2017-07500
Receipt Number: 2023 1 06675
Off Tax Parcel: 06-052-116
Real Debt: \$686,241.99
Attorney for Plt: Stern & Eisenberg PC
PHH MORTGAGE CORPORATION VS. MELISSA A. SESERKO, MICHAEL S. SESERKO,
UNITED STATES OF AMERICA, 4267 ARBOR LANE, DOYLESTOWN. MESSUAGE AND
TRACT IN THE TOWNSHIP OF BUCKINGHAM.
- 13 Writ of Execution: 2018-00054
Receipt Number: 2022 1 07436
From Tax Parcel: 02-088-066
10/13/2023 Real Debt: \$255,740.00
Sale 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, BENSLEM. MESSUAGE AND TRACT IN
THE TOWNSHIP OF BENSLEM.
- 14 Writ of Execution: 2018-05027
Receipt Number: 2023 1 08165
Adjourned Tax Parcel: 04-025-027
to Real Debt: \$65,503.11
1/12/2024 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.
- 15 Writ of Execution: 2018-05640
Receipt Number: 2020 1 04478
From Tax Parcel: 05-024-088-001
9/8/2023 Real Debt: \$3,427.30
Sale Attorney for Plt: Portnoff Law Associates LTD
BRISTOL TOWNSHIP VS. ANTOINETTE DENUCCI, 2900 OLD RODGERS ROAD,
BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 16 Writ of Execution: 2018-06838
Receipt Number: 2023 1 10928
Off Tax Parcel: 05-015-030-001
Real Debt: \$190,135.20
Attorney for Plt: McCabe Weisberg & Conway
NEWREZ, LLC VS. MICHAEL EICHELBERGER, 1727 WILLOW AVENUE, BRISTOL.
MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

- 17 Writ of Execution: 2019-01104
 Receipt Number: 2023 1 10782
 Tax Parcel: 05-071-227
 Real Debt: \$295,608.01
 Attorney for Plt: Brock and Scott
 U.S BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TRUST, SERIES 2021 COTTAGE-TT-V VS. THOMAS GREEN, ASHLEY HEINEMANN, KARL HEINEMANN, LISE HEINEMANN, 35 JOLLY LANE, LEVITTOWN. MESSAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 18 Writ of Execution: 2019-01773
 Receipt Number: 2022 1 12707
 From Tax Parcel: 22-028-085
 10/13/2023 Real Debt: \$535,102.14
 Sale 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. MESSAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 19 Writ of Execution: 2019-03762
 Receipt Number: 2023 1 11317
 Adjourned Tax Parcel: 28-005-087-027
 to Real Debt: \$17,270.71
 2/9/2024 Attorney for Plt: Clemons Richter & Reiss
 NEWTOWN STATION CONDOMINIUM ASSOCIATION VS. ARLENE M. COLLIGON, 5 WATSON MILL LANE, NEWTOWN. MESSAGE AND TRACT IN THE BOROUGH OF NEWTOWN.
- 20 Writ of Execution: 2019-03987
 Receipt Number: 2019 1 17384
 From Tax Parcel: 31-065-249
 8/11/2023 Real Debt: \$78,347.54
 Sale Attorney for Plt: Pressman & Doyle LLC
 SANTANDER BANK, N.A. VS. NEAL S. WEINSTEIN, KIMBERLY H. WEINSTEIN, 3244 DURHAM PLACE EAST, HOLLAND. MESSAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 21 Writ of Execution: 2019-05459
 Receipt Number: 2023 1 11123
 Tax Parcel: 20-034-075-002
 Real Debt: \$499,123.47
 Attorney for Plt: Hladik Onorato & Federman LLP
 SINGER FINANCIAL CORPORATION VS. PAMELA GUZIKOWSKI AS SURVIVING HEIR OF DEBRA A. GUZIKOWSKI DECEASED; HENRY M. GUZIKOWSKI JR. AS SURVIVING HEIR OF DEBRA A. GUZIKOWSKI DECEASED; UNKNOWN SURVIVING HEIRS OF JEANETTE BARBARA GUZIKOWSKI JR. AKA JEANETTE BARBARA GUZIKOWSKI AKA JEANETTE B. GUZIKOWSKI DECEASED, 1080 ROELOFS ROAD, YARDLEY. MESSAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 22 Writ of Execution: 2019-05481
 Receipt Number: 2023 1 09164
 Off Tax Parcel: 07-011-004-039
 Real Debt: \$4,733.24
 Attorney for Plt: Clemons Richter & Reiss
 LINDENFIELD CONDOMINIUM ASSOCIATION VS. MICHELE MCENTEE, 539 PATRICK PLACE, CHALFONT. MESSAGE AND TRACT IN THE BOROUGH OF CHALFONT.

- 23 Writ of Execution: 2019-05672
 Receipt Number: 2023 1 10783
 Tax Parcel: 13-022-080
 Real Debt: \$88,069.58
 Attorney for Plt: Brock and Scott
 SANTANDER BANK, N.A. VS. JOSEPH BIONDINO AKA JOSEPH A. BIONDINO, 70
 BUTTONWOOD LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF
 FALLS.
- 24 Writ of Execution: 2019-07735
 Receipt Number: 2023 1 08321
 Adjourned to 2/9/2024 Tax Parcel: 05-048-299
 Real Debt: \$122,688.77
 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: 2019-08377
 Receipt Number: 2022 1 12781
 Adjourned to 3/8/2024 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.
- 26 Writ of Execution: 2019-08766
 Receipt Number: 2022 1 08989
 From 10/13/2023 Sale 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.
- 27 Writ of Execution: 2020-00092
 Receipt Number: 2023 1 05328
 Adjourned to 2/9/2024 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.
- 28 Writ of Execution: 2020-00640
 Receipt Number: 2022 1 01678
 From 10/13/2023 Sale 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.

- 29 Writ of Execution: 2020-00723
Receipt Number: 2021 1 12216
From Tax Parcel: 13-004-844
10/13/2023 Real Debt: \$218,541.10
Sale 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.
- 30 Writ of Execution: 2020-01838
Receipt Number: 2023 1 06749
From Tax Parcel: 47-004-043-001
10/13/2023 Real Debt: \$278,384.78
Sale 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.
- 31 Writ of Execution: 2020-01839
Receipt Number: 2023 1 09994
From Tax Parcel: 07-001-019
11/9/2023 Real Debt: \$314,659.89
Sale Attorney for Plt: Pincus Law Group
MORTGAGE ASSETS MANAGEMENT LLC VS. PATRICIA ANN PLUMMER, 11 W. PEACE VALLEY ROAD, CHALFONT. MESSUAGE AND TRACT IN THE BOROUGH OF CHALFONT.
- 32 Writ of Execution: 2020-01972
Receipt Number: 2023 1 11125
Tax Parcel: 22-012-010
Real Debt: \$221,384.38
Attorney for Plt: Hladik Onorato & Federman LLP
US BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST VS. ANN C. MAGUIRE AKA ANN C.D. MAGUIRE AKA ANN MAGUIRE, MICHAEL P. MAGUIRE AKA MICHAEL MAGUIRE, 769 GRANITE AVENUE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 33 Writ of Execution: 2021-02875
Receipt Number: 2023 1 09756
From Tax Parcel: 02-048-289
11/9/2023 Real Debt: \$12,062.04
Sale Attorney for Plt: Clemons Richter & Reiss
THE VILLAS AT CHANCELLOR'S GLEN VS. YOSHIKO I. JONES, 103 LIBERTY DRIVE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 34 Writ of Execution: 2021-04543
Receipt Number: 2022 1 02954
From Tax Parcel: 48-012-015-00F-045
10/13/2023 Real Debt: \$190,283.69
Sale 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.

- 35 Writ of Execution: 2021-04568
 Receipt Number: 2023 1 09163
 From Tax Parcel: 21-013-090
 11/9/2023 Real Debt: \$7,827.02
 Sale Attorney for Plt: Clemons Richter & Reiss
 WALNUT RIDGE COMMUNITY ASSOCIATION VS. HAMIDULLAH NASRAT, 7 DUKES WAY, FEASTERVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON.
- 36 Writ of Execution: 2021-05302
 Receipt Number: 2023 1 10929
 Tax Parcel: 44-007-037-001
 Real Debt: \$223,482.62
 Attorney for Plt: McCabe Weisberg & Conway
 LONGBRIDGE FINANCIAL, LLC VS. JOHN MEYER KNOWN SURVIVING HEIR OF JOHN WILLIAM MEYER AKA JOHN W. MEYER; KAREN YOWELL KNOWN SURVIVING HEIR OF JOHN WILLIAM MEYER AKA JOHN W. MEYER; AND UNKNOWN SURVIVING HEIRS OF JOHN WILLIAM MEYER AKA JOHN W. MEYER, 40 UNION SCHOOL ROAD, UPPER BLACK EDDY. MESSUAGE AND TRACT IN THE TOWNSHIP OF TINICUM.
- 37 Writ of Execution: 2022-00044
 Receipt Number: 2023 1 07051
 From Tax Parcel: 02-044-156
 11/9/2023 Real Debt: \$300,153.31
 Sale Attorney for Plt: Padgett Law Group
 AJAX MORTGAGE LOAN TRUST 2019-H VS. JOHN W. CATALANO, SANDRA L. CATALANO, THE UNITED STATES OF AMERICA, 3604 PEACH TREE LANE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 38 Writ of Execution: 2022-00194
 Receipt Number: 2023 1 11122
 Tax Parcel: 18-003-054
 Real Debt: \$232,893.62
 Attorney for Plt: Parker McCay PA
 US BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VMRTG ASSET TRUST VS. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FOR OR UNDER ANTHONY ZIRILLI, THE UNITED STATES OF AMERICA, 104 HULMEVILLE AVENUE, LANGHORNE. MESSUAGE AND TRACT IN THE BOROUGH OF LANGHORNE.
- 39 Writ of Execution: 2022-00446
 Receipt Number: 2023 1 11340
 Adjourned Tax Parcel: 29-024-260-087
 to Real Debt: \$165,189.91
 1/12/2024 Attorney for Plt: KML Law Group PC
 REVERSE MORTGAGE SOLUTIONS, INC. VS. SUSAN SCHMELZ, 280 LEEDOM WAY, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF NEWTOWN.

- 40 Writ of Execution: 2022-00732
 Receipt Number: 2022 1 05680
 Adjourned to 2/9/2024 Tax Parcel: 35-004-080
 Real Debt: \$180,481.21
 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.
- 41 Writ of Execution: 2022-01364
 Receipt Number: 2023 1 11214
 Adjourned to 2/9/2024 Tax Parcel: 49-026-006
 Real Debt: \$190,946.96
 Attorney for Plt: KML Law Group PC
 U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF LSF10 MASTER PARTICIPATION TRUST VS. GLEN A. JONES, 262 BARBARA LANE, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.
- 42 Writ of Execution: 2022-01515
 Receipt Number: 2022 1 12413
 From 9/8/2023 Sale Tax Parcel: 05-033-024
 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.
- 43 Writ of Execution: 2022-01638
 Receipt Number: 2022 1 08059
 Off 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.
- 44 Writ of Execution: 2022-01649
 Receipt Number: 2023 1 06211
 Off Tax Parcel: 06-028-016
 Real Debt: \$721,898.93
 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.
- 45 Writ of Execution: 2022-02659
 Receipt Number: 2023 1 07268
 From 11/9/2023 Sale Tax Parcel: 20-043-017
 Real Debt: \$327,595.35
 Attorney for Plt: RAS Crane & Partners PLLC
 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING VS. RAFAEL BRITO, 1805 YARDLEY MORRISVILLE ROAD, YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.

- 46 Writ of Execution: 2022-03038
Receipt Number: 2023 1 11342
Adjourned Tax Parcel: 49-021-003
to Real Debt: \$224,829.56
1/12/2024 Attorney for Plt: KML Law Group PC
FREEDOM MORTGAGE CORPORATION VS. BRETT MICHAEL SOLELY IN HIS
CAPACITY AS HEIR OF WILLIAM E. MICHAEL, DECEASED, ROBIN MICHAEL
SOLELY IN HER CAPACITY AS HEIR OF WILLIAM E. MICHAEL, DECEASED,
WILLIAM MICHAEL III, SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM E.
MICHAEL, DECEASED AND THE UNKNOWN HEIRS OF WILLIAM E. MICHAEL
DECEASED, 200 MAPLE STREET, WARMINSTER. MESSUAGE AND TRACT IN THE
TOWNSHIP OF WARMINSTER.
- 47 Writ of Execution: 2022-03358
Receipt Number: 2023 1 08888
Adjourned Tax Parcel: 49-011-196
to Real Debt: \$250,024.41
2/9/2024 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.
- 48 Writ of Execution: 2022-03561
Receipt Number: 2023 1 04054
From Tax Parcel: 39-003-402
11/9/2023 Real Debt: \$228,426.93
Sale Attorney for Plt: McCabe Weisberg & Conway
WILMINGTON SAVINGS FUND SOCIETY FSB, NOT INDIVIDUAL BUT SOLELY AS
TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION
TRUST 2019-HB1 VS. MICHELLE FULGINITI KNOWN SURVIVING HEIR OF JUDITH A.
KRENZEL; JOHN F. MANG KNOWN SURVIVING HEIR OF JUDITH A. KRENZEL;
SUSANNE G. THOMSON KNOWN SURVIVING HEIR OF JUDITH A. KRENZEL,
UNKNOWN SURVIVING HEIR OF JUDITH A. KRENZEL, 546 PEABODY COURT,
SELLERSVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF SELLERSVILLE.
- 49 Writ of Execution: 2022-03585
Receipt Number: 2023 1 11343
Adjourned Tax Parcel: 13-045-226
to Real Debt: \$338,281.02
3/8/2024 Attorney for Plt: KML Law Group PC
MORTGAGE ASSETS MANAGEMENT, LLC. VS. HAROLD B. VEREEN, NANCY B.
VEREEN, 41 HOWLEY DRIVE, YARDLEY. MESSUAGE AND TRACT IN THE
TOWNSHIP OF FALLS.

- 50 Writ of Execution: 2022-03866
 Receipt Number: 2023 1 11208
 Tax Parcel: 02-062-383
 Real Debt: \$117,985.75
 Attorney for Plt: Friedman Vartolo
 US BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE FOR CIM TRUST 2021 NRI VS. UNKNOWN HEIRS, SUCCESSORS, DEVISEES AND ALL THOSE CLAIMING RIGHT, TITLE OR INTEREST UNDER THE ESTATE OF JOSEPH LINK, DECEASED AND JUDTIH A. LINK DECEASED, 2687 OGDEN AVENUE, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 51 Writ of Execution: 2022-04155
 Receipt Number: 2023 1 11124
 Adjoined to 2/9/2024 Tax Parcel: 37-003-001
 Real Debt: \$132,381.64
 Attorney for Plt: Hladik Onorato & Federman LLP
 SELECT PORTFOLIO SERVICING, INC. VS. DOUGLAS L. HABERLE, MICHELLE K. HABERLE, 110 CHERRY STREET, RICHLANDTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF RICHLANDTOWN.
- 52 Writ of Execution: 2022-04270
 Receipt Number: 2022 1 14198
 From 10/13/2023 Tax Parcel: 15-007-096
 Sale 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.
- 53 Writ of Execution: 2022-04349
 Receipt Number: 2023 1 10328
 Off Tax Parcel: 15-017-013-004
 Real Debt: \$654,092.81
 Attorney for Plt: Hill Wallack LLP
 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ALTERNATIVE LOAN TRUST 2005-81 MORTGAGE PASS-THROUGH CERTIFICATES 2005-81 VS. CHRISTOPHER C. LITTRELL; BRENDA L. LITTRELL; THE UNITED STATES OF AMERICA, 620 SCHWENK MILL ROAD, PERKASIE. MESSUAGE AND TRACT IN THE TOWNSHIP OF HILLTOWN.
- 54 Writ of Execution: 2022-04555
 Receipt Number: 2023 1 07319
 From 10/13/2023 Tax Parcel: 29-013-091
 Sale 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.

- 55 Writ of Execution: 2022-04959
Receipt Number: 2023 1 11341
Off Tax Parcel: 13-026-059
Real Debt: \$295,176.37
Attorney for Plt: KML Law Group PC
MIDLAND MORTGAGE VS. SYLVESTER LAWRENCE, SYLVESTER C. LAWRENCE,
140 ELDERBERRY DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP
OF FALLS.
- 56 Writ of Execution: 2022-05013
Receipt Number: 2023 1 01496
From Tax Parcel: 05-043-546
11/9/2023 Real Debt: \$170,206.71
Sale 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.
- 57 Writ of Execution: 2022-05153
Receipt Number: 2023 1 06155
From Tax Parcel: 05-012-453
10/13/2023 Real Debt: \$200,791.90
Sale 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. MESSUAGE AND TRACT
IN THE TOWNSHIP OF BRISTOL.
- 58 Writ of Execution: 2022-05442
Receipt Number: 2023 1 04056
Adjourned Tax Parcel: 02-029-237 & 02-029-238
to Real Debt: \$227,314.83
2/9/2024 Attorney for Plt: Manley Deas Kochalski
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING VS. COLLEEN MARIE
HALE, 1200 DANA AVENUE, ANDALUSIA. MESSUAGE AND TRACT IN THE
TOWNSHIP OF BENSALEM.
- 59 Writ of Execution: 2022-05911
Receipt Number: 2023 1 08323
Adjourned Tax Parcel: 20-055-111
to Real Debt: \$396,063.00
2/9/2024 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 ROELOFS ROAD, YARDLEY.
MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.

- 60 Writ of Execution: 2022-05947
 Receipt Number: 2023 1 03895
 Off 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.
- 61 Writ of Execution: 2022-06530
 Receipt Number: 2023 1 10807
 Adjoined Tax Parcel: 46-009-002-002
 to Real Debt: \$135,888.38
 1/12/2024 Attorney for Plt: Parker McCay PA
 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY
 BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST VS. MAJORIE L.
 DARCY AKA MARJORIE STOVER-DARCY EXECUTRIX OF THE LAST WILL AND
 TESTIMENT OF MARY ELLEN STOVER DECEASED MORTGAGOR; PAUL D. STOVER
 SPECIFIC DEVISEE IN THE LAST WILL AND TESTIMENT OF MARY ELLEN STOVER
 DECEASED MORTGAGOR;440 TRENTON AVEUE, BRISTOL AKA TULLYTOWN.
 MESSUAGE AND TRACT IN THE BOROUGH OF TULLEYTOWN.
- 62 Writ of Execution: 2022-06735
 Receipt Number: 2023 1 02847
 From Tax Parcel: 02-043-171
 10/13/2023 Real Debt: \$342,927.90
 Sale 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,
 BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 63 Writ of Execution: 2023-00054
 Receipt Number: 2023 1 06210
 Adjoined Tax Parcel: 34-0018-079-001
 to Real Debt: \$1,123,461.63
 2/9/2024 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.

- 64 Writ of Execution: 2023-00394
 Receipt Number: 2023 1 07012
 From Tax Parcel: 35-002-165
 10/13/2023 Real Debt: \$112,601.28
 Sale 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 SURVIVING
 HEIRS OF CHARLES F. CHEW JR DECEASED, 26 TIERNEY COURT, QUAKERTOWN.
 MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- 65 Writ of Execution: 2023-00534
 Receipt Number: 2023 1 08126
 From Tax Parcel: 22-046-218
 10/13/2023 Real Debt: \$152,166.45
 Sale Attorney for Plt: Powers Kirn 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.
- 66 Writ of Execution: 2023-00546
 Receipt Number: 2023 1 11207
 Off Tax Parcel: 21-016-264-001
 Real Debt: \$354,543.12
 Attorney for Plt: RAS Crane & Partners PLLC
 FIFTH THIRD BANK, NATIONAL ASSOCIATION VS. MATTHEW A. LEIGHTON, III, 402
 LARCHWOOD AVENUE, FEASTERVILLE TREVOSSE. MESSUAGE AND TRACT IN THE
 TOWNSHIP OF LOWER SOUTHAMPTON.
- 67 Writ of Execution: 2023-00589
 Receipt Number: 2023 1 09839
 From Tax Parcel: 07-007-001
 11/9/2023 Real Debt: \$127,917.42
 Sale Attorney for Plt: Stern & Eisenberg PC
 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE AS
 SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE
 FOR THE BEAR STEARNS STRUCTURED SECURITIES INC. MORTGAGE PASS-
 THROUGH CERTIFICATES SERIES 1997-2 VS. GARY J. MEYER, LAURIE R.
 MACCLOUD, 219 PENNSYLVANIA AVENUE, CHALFONT. MESSUAGE AND TRACT IN
 THE BOROUGH OF CHALFONT.
- 68 Writ of Execution: 2023-01086
 Receipt Number: 2023 1 08890
 Adjourned to Tax Parcel: 13-019-512
 2/9/2024 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.

- 69 Writ of Execution: 2023-01185
 Receipt Number: 2023 1 11335
 Off Tax Parcel: 34-032-186
 Real Debt: \$113,113.99
 Attorney for Plt: Barley Snyder
 FULTON BANK, N.A. VS JOHN R. MCCAUGHAN A/K/A JOHN MCCAUGHAN, D'ARCY MCCAUGHAN, 4930 CABIN RUN ROAD, PIPERSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF PLUMSTEAD.
- 70 Writ of Execution: 2023-02151
 Receipt Number: 2023 1 08167
 From Tax Parcel: 02-077-071
 10/13/2023 Real Debt: \$325,887.67
 Sale 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.
- 71 Writ of Execution: 2023-02198
 Receipt Number: 2023 1 08438
 Off Tax Parcel: 05-021-182
 Real Debt: \$192,626.69
 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.
- 73 Writ of Execution: 2023-02569
 Receipt Number: 2023 1 10926
 Tax Parcel: 20-024-186
 Real Debt: \$4,472,047.75
 Attorney for Plt: SCOTT ROTHMAN
 SOUTHERN SHOALS, LLC VS. MITAL PANDYA AKA MITAL J. PANDYA, JIGNESH PANDYA AKA JIGNESH N. PANDYA, 1471 HIDDEN POND DRIVE, YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 74 Writ of Execution: 2023-03445
 Receipt Number: 2023 1 10520
 Adjourned to Tax Parcel: 02-074-097
 2/9/2024 Real Debt: \$339,809.75
 Attorney for Plt: Hill Wallack LLP
 PLANET HOME LENDING, LLC VS. JOSHUA HERION, AMBER CHAMBERS, 1049 WAYLAND AVENUE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.