

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

- 1      Writ of Execution: 2013-09037  
Receipt Number: 2023 1 00936  
Off     Tax Parcel: 02-084-219  
Real Debt: \$232,207.45  
Attorney for Plt: Kenya Bates  
THE BANK OF NEW YORK MELLON AS TRUSTEE FOR THE HOLDERS OF THE BEAR STEARNS ALT-A TRUST 2005-1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-1 C/O PHH MORTGAGE CORPORATION AS SERVICER FOR MORTGAGEE VS. MOHAMMAD N. ISLAM A/K/A MD N ISLAM, NILUFA ISLAM, 5220 WINDWARD LANE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 2      Writ of Execution: 2016-04367  
Receipt Number: 2023 1 03978  
Off     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. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 3      Writ of Execution: 2016-06461  
Receipt Number: 2023 1 05799  
Adjourned to 10/13/2023 Tax Parcel: 23-016-002  
Real Debt: \$120,229.65  
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.
- 4      Writ of Execution: 2016-06599  
Receipt Number: 2023 1 07409  
Adjourned to 10/13/2023 Tax Parcel: 15-011-122  
Real Debt: \$542,729.76  
Attorney for Plt: LOGS Legal Group LLP  
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION VS. ROBERT W. MAHER, BETH A. MAHER, THE UNITED STATES OF AMERICA, 111 BRINKLEY DRIVE, SELLERSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF HILLTOWN.

- 5 Writ of Execution: 2016-07034  
Receipt Number: 2023 1 07269  
Adjourned to 11/9/2023 Tax Parcel: 48-028-011-010  
Real Debt: \$692,695.56  
Attorney for Plt: Manley Deas Kochalski  
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-B VS. ANDREW KAMPF AKA ANDREW WILLIAM KAMPF, JOANNA KAMPF AKA JOANNA M. KAMPF, THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE, 1450 DONNA DRIVE, SOUTHAMPTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF UPPER SOUTHAMPTON.
- 6 Writ of Execution: 2017-01800  
Receipt Number: 2023 1 03897  
Adjourned to 11/9/2023 Tax Parcel: 22-057-049-0G4  
Real Debt: \$566,938.16  
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  
Adjourned to 11/9/2023 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, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 8 Writ of Execution: 2017-04830  
Receipt Number: 2023 1 03979  
Adjourned to 10/13/2023 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. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARWICK.
- 9 Writ of Execution: 2017-05139  
Receipt Number: 2023 1 07387  
Adjourned to 10/13/2023 Tax Parcel: 24-010-241-004  
Real Debt: \$67,792.26  
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.

- 10 Writ of Execution: 2017-07500  
Receipt Number: 2023 1 06675  
Adjourned to 11/9/2023 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.
- 11 Writ of Execution: 2018-00256  
Receipt Number: 2022 1 10091  
Adjourned to 11/9/2023 Tax Parcel: 31-036-247  
Real Debt: \$248,569.15  
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.
- 12 Writ of Execution: 2018-02227  
Receipt Number: 2023 1 03893  
Off Tax Parcel: 05-096-033  
Real Debt: \$140,570.53  
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.
- 13 Writ of Execution: 2018-02369  
Receipt Number: 2018 1 13961  
Adjourned to 1/12/2024 Tax Parcel: 02-007-313  
Real Debt: \$158,934.37  
Attorney for Plt: Hladik Onorato & Federman LLP  
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.
- 14 Writ of Execution: 2018-02911  
Receipt Number: 2023 1 05757  
Adjourned to 11/9/2023 Tax Parcel: 05-035-027  
Real Debt: \$249,769.09  
Attorney for Plt: RAS Crane & Partners PLLC  
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR AMERICAN HOME  
MORTGAGE INVESTMENT TRUST 2005-4C VS. ROBERTO DEL CASTILLO A/K/A  
ROBERTO DELCASTILLO, MILLER DELCASTILLO, EVA DELCASTILLO, 66 RIDGE  
LANE, 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  
10/13/2023 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. MESSAGE AND TRACT IN THE TOWNSHIP OF WARRINGTON.
- 16 Writ of Execution: 2018-03816  
Receipt Number: 2022 1 15077  
Adjourned Tax Parcel: 20-055-01K-639-00B  
to Real Debt: \$217,593.93  
11/9/2023 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.
- 17 Writ of Execution: 2018-04788  
Receipt Number: 2022 1 01770  
Adjourned Tax Parcel: 05-075-024  
to Real Debt: \$244,261.58  
11/9/2023 Attorney for Plt: Powers Kirn 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.
- 18 Writ of Execution: 2018-05640  
Receipt Number: 2020 1 04478  
Adjourned Tax Parcel: 05-024-088-001  
to Real Debt: \$3,427.30  
12/8/2023 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.
- 19 Writ of Execution: 2018-06046  
Receipt Number: 2023 1 04854  
Off 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. MESSAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 20 Writ of Execution: 2018-06271  
Receipt Number: 2023 1 04673  
Off 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. MESSAGE AND TRACT IN THE BOROUGH OF MORRISVILLE.

- 21 Writ of Execution: 2018-06590  
Receipt Number: 2022 1 09504  
Off 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.
- 22 Writ of Execution: 2019-01239  
Receipt Number: 2022 1 11560  
Adjourned to 11/9/2023 Tax Parcel: 04-008-048 & 04-008-049  
Real Debt: \$274,378.17  
Attorney for Plt: Robert Crawley  
DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT1, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT1 VS. EDWIN ALICEA, THERESA ALICEA, 551-553 LINDEN STREET, BRISTOL. MESSUAGE AND TRACT IN THE BOROUGH OF BRISTOL.
- 23 Writ of Execution: 2019-04190  
Receipt Number: 2020 1 08757  
Off Tax Parcel: 31-079-169  
Real Debt: \$171,386.09  
Attorney for Plt: Kevin Cummings  
US BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE TIKI SERIES III TRUST VS. PETER QUALI, CECILIA QUALI, 40 TREE BARK LANE, HOLLAND. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 24 Writ of Execution: 2019-07085  
Receipt Number: 2023 1 07014  
Adjourned to 11/9/2023 Tax Parcel: 53-015-054 & 53-015-057  
Real Debt: \$134,778.40  
Attorney for Plt: Law Office of Gregory Javardian LLC  
CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA VS. MARCIA WHITE, THOMAS WHITE A/K/A THOMAS C. WHITE, III, 122 MIDLAND ROAD & WOODLAND ROAD, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF WRIGHTSTOWN.
- 25 Writ of Execution: 2019-07330  
Receipt Number: 2022 1 12576  
Off Tax Parcel: 48-020-126  
Real Debt: \$292,511.70  
Attorney for Plt: Powers Kirn LLC  
PENNYMAC LOAN SERVICES LLC VS. TREVOR J. CLONTS AKA TREVOR CLONTS, 1387 E. CUSHMORE ROAD AKA 1387 CUSHMORE ROAD, SOUTHAMPTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF UPPER SOUTHAMPTON.
- 26 Writ of Execution: 2019-07411  
Receipt Number: 2022 1 14760  
Adjourned to 11/9/2023 Tax Parcel: 05-033-290  
Real Debt: \$221,495.08  
Attorney for Plt: Robert Flacco  
U.S. BANK NATIONAL ASSOCIATION VS. WILLIAM J. WADE, PATRICIA WADE, 141 IVY HILL ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

- 27 Writ of Execution: 2019-08199  
 Receipt Number: 2023 1 03898  
 Adjourned to 10/13/2023 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.
- 28 Writ of Execution: 2019-08377  
 Receipt Number: 2022 1 12781  
 Adjourned to 10/13/2023 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.
- 29 Writ of Execution: 2020-00107  
 Receipt Number: 2022 1 15667  
 Off 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.
- 30 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.
- 31 Writ of Execution: 2020-00801  
 Receipt Number: 2022 1 10768  
 Adjourned to 11/9/2023 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.
- 32 Writ of Execution: 2020-01078  
 Receipt Number: 2023 1 04360  
 Adjourned to 11/9/2023 Tax Parcel: 05-007-203  
 Real Debt: \$208,399.63  
 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.

- 33 Writ of Execution: 2020-01260  
 Receipt Number: 2023 1 03894  
 Adjourned Tax Parcel: 21-032-038  
 to Real Debt: \$259,657.56  
 11/9/2023 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.
- 34 Writ of Execution: 2020-01838  
 Receipt Number: 2023 1 06749  
 Adjourned Tax Parcel: 47-004-043-001  
 to Real Debt: \$278,384.78  
 10/13/2023 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.
- 35 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 SOLELY 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.
- 36 Writ of Execution: 2022-00044  
 Receipt Number: 2023 1 07051  
 Adjourned Tax Parcel: 02-044-156  
 to Real Debt: \$300,153.31  
 11/9/2023 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.
- 37 Writ of Execution: 2022-01515  
 Receipt Number: 2022 1 12413  
 Adjourned Tax Parcel: 05-033-024  
 to Real Debt: \$316,149.42  
 12/8/2023 Attorney for Plt: Brock and Scott  
 LAKEVIEW LOAN SERVICING, LLC VS. JOHN HYND AKA JOHN M. HYND, DIANNE  
 HUDSON, 25 INLAND ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF BRISTOL.
- 38 Writ of Execution: 2022-01600  
 Receipt Number: 2023 1 07013  
 Tax Parcel: 05-074-227-001  
 Real Debt: \$190,011.82  
 Attorney for Plt: KML Law Group PC  
 MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION VS. LORI  
 EHLINGER, FREDERICK W. GLASGOW JR., 1 JAMES STREET, LEVITTOWN.  
 MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

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- 39 Writ of Execution: 2022-01615  
Receipt Number: 2023 1 03896  
Adjourned to 10/13/2023 Tax Parcel: 51-018-065  
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.
- 40 Writ of Execution: 2022-02065  
Receipt Number: 2023 1 04920  
Adjourned to 11/9/2023 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.
- 41 Writ of Execution: 2022-02092  
Receipt Number: 2023 1 06153  
Adjourned to 11/9/2023 Tax Parcel: 35-006-048-037  
Real Debt: \$132,830.69  
Attorney for Plt: Stern & Eisenberg PC  
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST VS. JOSHUA SANDLER, TAMMY R. SANDLER, 107 JEFFERSON COURT, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- 42 Writ of Execution: 2022-02248  
Receipt Number: 2023 1 07271  
Adjourned to 11/9/2023 Tax Parcel: 13-024-119  
Real Debt: \$299,856.98  
Attorney for Plt: McCabe Weisberg & Conway  
ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL ASSOCIATION AS OWNER TRUSTEE VS. ALBERTA A. WINDFELDER, 100 FALLSINGTON TULLYTOWN ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 43 Writ of Execution: 2022-02659  
Receipt Number: 2023 1 07268  
Adjourned to 11/9/2023 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.
- 44 Writ of Execution: 2022-02817  
Receipt Number: 2022 1 15283  
Adjourned to 11/9/2023 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.



- 45 Writ of Execution: 2022-02884  
Receipt Number: 2023 1 03841  
Adjourned Tax Parcel: 05-021-0821009  
to Real Debt: \$12,828.11  
11/9/2023 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.
- 46 Writ of Execution: 2022-03385  
Receipt Number: 2023 1 02846  
Adjourned Tax Parcel: 02-062-012  
to Real Debt: \$108,343.55  
11/9/2023 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.
- 47 Writ of Execution: 2022-03505  
Receipt Number: 2023 1 07270  
Adjourned Tax Parcel: 02-051-045  
to Real Debt: \$431,582.75  
10/13/2023 Attorney for Plt: KML Law Group PC  
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLEY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST VS. CLAUDIA CARR,  
JAMES CARR JR AKA JAMES F. CARR JR, 5625 CRICKET LANE, BENSALEM.  
MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 48 Writ of Execution: 2022-03561  
Receipt Number: 2023 1 04054  
Adjourned Tax Parcel: 39-003-402  
to Real Debt: \$228,426.93  
11/9/2023 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.
- 49 Writ of Execution: 2022-03594  
Receipt Number: 2023 1 03265  
Adjourned Tax Parcel: 36-022-233-174  
to Real Debt: \$200,642.72  
10/13/2023 Attorney for Plt: RAS Crane & Partners PLLC  
AMERIHOM MORTGAGE COMPANY, LLC VS. TIMOTHY H. DEHAVEN, 174  
WRANGLER COURT, QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP  
OF RICHLAND.

- 50 Writ of Execution: 2022-04290  
Receipt Number: 2023 1 07009  
Adjourned to 11/9/2023 Tax Parcel: 04-023-080  
Real Debt: \$253,827.88  
Attorney for Plt: KML Law Group PC  
MIDFIRST BANK VS. ERICA RUIZ, MANUEL VILLANUEVA, 512 JEFFERSON AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE BOROUGH OF BRISTOL.
- 51 Writ of Execution: 2022-04555  
Receipt Number: 2023 1 07319  
Adjourned to 10/13/2023 Tax Parcel: 29-013-091  
Real Debt: \$179,692.77  
Attorney for Plt: KML Law Group PC  
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, INC. VS. THE UNKNOWN HEIRS OF JENNIFER NELSON AKA JENNIFER E. NELSON, 14 SOUTH ASCOT COURT, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF NEWTOWN.
- 52 Writ of Execution: 2022-04688  
Receipt Number: 2023 1 03936  
Adjourned to 11/9/2023 Tax Parcel: 20-033-199  
Real Debt: \$271,659.73  
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.
- 53 Writ of Execution: 2022-04959  
Receipt Number: 2023 1 03715  
Off Tax Parcel: 13-026-059  
Real Debt: \$295,176.37  
Attorney for Plt: Michael McKeever  
MIDLAND MORTGAGE VS. SYLVESTER LAWRENCE, SYLVESTER C. LAWRENCE, 140 ELDERBERRY DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 54 Writ of Execution: 2022-05004  
Receipt Number: 2023 1 06898  
Off Tax Parcel: 13-006-279  
Real Debt: \$108,851.54  
Attorney for Plt: Pincus Law Group  
NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING VS. KATHLEEN C. RICKERT, 109 TRENTON CIRCLE, FAIRLESS HILLS. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 55 Writ of Execution: 2022-05013  
Receipt Number: 2023 1 01496  
Adjourned to 10/13/2023 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.

- 56 Writ of Execution: 2022-05300  
Receipt Number: 2023 1 01994  
Off 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.
- 57 Writ of Execution: 2022-05756  
Receipt Number: 2023 1 04598  
From Tax Parcel: 03-003-081-001  
7/14/2023 Real Debt: \$453,330.45  
Sale 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.
- 58 Writ of Execution: 2022-05947  
Receipt Number: 2023 1 03895  
Adjourned to Tax Parcel: 31-036-011  
10/13/2023 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.
- 59 Writ of Execution: 2022-06154  
Receipt Number: 2023 1 02641  
Off Tax Parcel: 21-020-157  
Real Debt: \$412,736.44  
Attorney for Plt: Hill Wallack LLP  
WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WAMPUS  
MORTGAGE LOAN TRUST VS. JONATHAN MUNIZZA, 125 FOX HOLLOW DRIVE,  
FEASTERVILLE TREVISE. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER  
SOUTHAMPTON.
- 60 Writ of Execution: 2022-06466  
Receipt Number: 2023 1 03892  
Adjourned to Tax Parcel: 05-061-440  
11/9/2023 Real Debt: \$209,196.13  
Attorney for Plt: Matthew Fallings  
BANK OF NEW YORK MELLON TRUST COMPANY, 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 HER 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.

Sold for Costs\$

- 61 Writ of Execution: 2022-06498  
Receipt Number: 2023 1 07273  
Adjourned to 10/13/2023 Tax Parcel: 49-044-067  
Real Debt: \$63,110.74  
Attorney for Plt: Law Office of Gregory Javardian LLC  
TRUEMARK FINANCIAL CREDIT UNION VS. JAMES J. MCMAHON, 796 BRISTOL ROAD AKA W. BRISTOL ROAD, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.
- 62 Writ of Execution: 2022-06590  
Receipt Number: 2023 1 07088  
Off Tax Parcel: 02-073-107  
Real Debt: \$144,610.15  
Attorney for Plt: RAS Crane & Partners PLLC  
FIFTH THIRD BANK, NATIONAL ASSOCIATION VS. ELIZABETH L. HORNBERGER F/K/A ELIZABETH L. EBINGER, 1052 FORD ROAD, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 63 Writ of Execution: 2022-06677  
Receipt Number: 2023 1 04222  
Off 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.
- 64 Writ of Execution: 2022-06732  
Receipt Number: 2023 1 07087  
Adjourned to 10/13/2023 Tax Parcel: 42-012-039-007  
Real Debt: \$101,300.85  
Attorney for Plt: RAS Crane & Partners PLLC  
SPECIALIZED LOAN SERVICING LLC VS. SEAN T. QUEEN, 2078 PLEASANT VIEW ROAD, COOPERSBURG. MESSUAGE AND TRACT IN THE TOWNSHIP OF SPRINGFIELD.
- 65 Writ of Execution: 2022-06813  
Receipt Number: 2023 1 04190  
Adjourned to 11/9/2023 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.
- 66 Writ of Execution: 2023-00066  
Receipt Number: 2023 1 07101  
Adjourned to 11/9/2023 Tax Parcel: 22-062-242  
Real Debt: \$373,133.08  
Attorney for Plt: RAS Crane & Partners PLLC  
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION VS. CHRISTOPHER ROBINSON, MARY ROBINSON ALA MARY J. ROBINSON AKA MARY JEAN ROBINSON, 6 COBALT RIDGE DRIVE EAST, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.

- 67 Writ of Execution: 2023-00126  
 Receipt Number: 2023 1 06194  
 From Tax Parcel: 13-026-031  
 8/11/2023 Real Debt: \$142,626.13  
 Sale Attorney for Plt: Purcell Krug & Haller  
 PENNSYLVANIA HOUSING FINANCE AGENCY VS ANTHONY CARANCI, JR.. 78  
 EVERTURN LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 FALLS. **Sold to LMK Equities, LLC**  
**\$261,000.00**
- 68 Writ of Execution: 2023-00394  
 Receipt Number: 2023 1 07012  
 Adjoined Tax Parcel: 35-002-165  
 to Real Debt: \$112,601.28  
 10/13/2023 Attorney for Plt: Hladik Onorato & Federman LLP  
 U.S BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY  
 BUT SOLEY AS TRUSTEE FOR REO TRUST 2017-RPL1 VS. CHARLES F. CHEW, III AS  
 SURVIVING HEIR OF CHARLES F. CHEW JR DECEASED; DANIEL CHEW AS  
 SURVIVING HEIR OF CHARLES F. CHEW JR DECEASED; NICOLE SIKE AS  
 SURVIVING HEIR OF CHARLES F. CHEW JR DECEASED; UNKNOWN SURVIVING  
 HEIRS OF CHARLES F. CHEW JR DECEASED, 26 TIERNEY COURT, QUAKERTOWN.  
 MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- 69 Writ of Execution: 2023-00832  
 Receipt Number: 2023 1 04800  
 Adjoined Tax Parcel: 13-020-010  
 to Real Debt: \$189,664.84  
 10/13/2023 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.
- 70 Writ of Execution: 2023-00891  
 Receipt Number: 2023 1 07272  
 Adjoined Tax Parcel: 05-038-278  
 to Real Debt: \$204,272.42  
 11/9/2023 Attorney for Plt: Law Office of Gregory Javardian LLC  
 CITIZENS BANK N.A. F/K/A RBS CITIZENS, N.A. VS. JOHN M. SHUBIN, 74  
 GOODTURN ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 BRISTOL.
- 71 Writ of Execution: 2023-01046  
 Receipt Number: 2023 1 07010  
 Off Tax Parcel: 05-007-024  
 Real Debt: \$167,872.30  
 Attorney for Plt: Hladik Onorato & Federman LLP  
 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE IN TRUST FOR THE  
 REGISTERED HOLDERS OF CITIGROUP MORTGAGE LOAN TRUST 2007-AHL2  
 ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AHL2 VS. MICHAEL  
 BARTLE JR AS SURVIVING HEIR OF MICHAEL D. BARTLE DECEASED; GEORGE  
 BARTLE AS SURVIVING HEIR OF MICHAEL D. BARTLE DECEASED; UNKNOWN  
 SURVIVING HEIRS OF MICHAEL D. BARTLE AKA MICHAEL D. BARTLE SR  
 DECEASED, 431 SYCAMORE AVENUE, CROYDON. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF BRISTOL.

- 72      Writ of Execution: 2023-01130                      **Sold to Central Penn Capital Management, LLC**  
          Receipt Number: 2023 1 06676                      **\$245,000.00**  
          Tax Parcel: 05-024-143  
          Real Debt: \$237,841.01  
          Attorney for Plt: Stern & Eisenberg PC  
          BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR  
          MORTGAGE ASSETS MANAGEMENT SERIES I TRUST VS. CARMELLA  
          ROSENBERGER, 4511 BROOKSIDE AVENUE, BRISTOL. MESSUAGE AND TRACT IN  
          THE TOWNSHIP OF BRISTOL.
- 73      Writ of Execution: 2023-01612  
          Receipt Number: 2023 1 07011  
Adjourned to 11/9/2023 Tax Parcel: 20-004-030  
          Real Debt: \$324,769.71  
          Attorney for Plt: Hladik Onorato & Federman LLP  
          THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE  
          FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2007-1 ASSET-BACKED  
          CERTIFICATES, SERIES 2007-1 VS. DAVIDA M. GALIBER, 2058 EAST WELLINGTON  
          ROAD, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER  
          MAKEFIELD.
- 74      Writ of Execution: 2023-01742                      **Sold to Edward Bederman**  
          Receipt Number: 2023 1 07274                      **\$322,000.00**  
          Tax Parcel: 22-023-010  
          Real Debt: \$113,755.73  
          Attorney for Plt: Law Office of Gregory Javardian LLC  
          CITIZESN BANK N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA VS. AMY BETH  
          SOMMERFELD AKA AMY SOMMERFELD PERSONAL REPRESENTATIVE OF THE  
          ESTATE OF EILEEN M. SOMMERFELD AKA EILEEN E. SOMMERFELD AKA EILEEN E.  
          MOYER SOMMERFELD DECEASED, 802 WEST MAPLE AVENUE, LANGHORNE.  
          MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.