

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 9, 2022 at eleven o'clock A.M. prevailing time in the Bucks County Administration Building the following real estate

- 1 Writ of Execution: 2010-07256
 Receipt Number: 2022 1 06131
 Adjourned to 10/14/2022 Tax Parcel: 51-023-188
 Real Debt: \$281,091.73
 Attorney for Plt: Michael McKeever
 WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST VS. LORRAINE M. MURPHY, 1800 HERITAGE DRIVE, JAMISON. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARWICK.
- 2 Writ of Execution: 2013-01158
 Receipt Number: 2022 1 00685
 Adjourned to 11/10/2022 Tax Parcel: 49-031-120
 Real Debt: \$415,279.88
 Attorney for Plt: Robert Crawley
 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-BC3 VS. BEHZAD BEHPOUR, GOLNAR SHAYEGAN, 770 PARMENTIER ROAD, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.
- 3 Writ of Execution: 2014-07370
 Receipt Number: 2022 1 01191
 Off Tax Parcel: 21-012-339-001
 Real Debt: \$217,890.87
 Attorney for Plt: Michael McKeever
 NATIONSTAR HECM ACQUISITION TRUST 2017-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE VS. ROSE NIEVES RODRIGUEZ, 1813 MEADOWBROOK ROAD, FEASTERVILLE TREVOLVE. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON.
- 4 Writ of Execution: 2015-00156
 Receipt Number: 2019 1 15368
 Adjourned to 12/9/2022 Tax Parcel: 31-028-074
 Real Debt: \$350,084.04
 Attorney for Plt: Daniel Capecci
 US BANK TRUST N.A. AS TRUSTEE OF THE SCIG SERIES III TRUST VS. JAMES MCANDREW, ELIZABETH A. MCANDREW, 611 RISING SUN AVENUE, HOLLAND. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 5 Writ of Execution: 2015-01025
 Receipt Number: 2021-1-07268
 From 8/12/2022 Tax Parcel: 06-063-068
 Real Debt: \$414,871.89
 Sale Attorney for Plt: Kenya Bates
 LSF9 MASTER PARTICIPATION TRUST VS. DIANE C. MEYER, 4218 MILADIES LANE, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BUCKINGHAM.

Sold to Hardik Lagad
\$414,872.00

- 6 Writ of Execution: 2015-07867
Receipt Number: 2022 1 06093
Adjourned Tax Parcel: 06-045-044
to Real Debt: \$406,211.48
10/14/2022 Attorney for Plt: Christopher DeNardo
U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2018-NR1 MORTGAGE-BACKED NOTES, SERIES 2018-NR1 VS. PAUL J. MURRAY, ALANNA M. MURRAY, 4040 HOLLY WAY, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BUCKINGHAM.
- 7 Writ of Execution: 2016-01595
Receipt Number: 2020 1 02502
Adjourned Tax Parcel: 20-041-041
to Real Debt: \$339,623.09
11/10/2022 Attorney for Plt: Justin Kobeski
U.S. BANK NATIONAL ASSOCIATION VS. JAMISON LOERCH, KRISTEN LOERCH, 933 BIG OAK ROAD, YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 8 Writ of Execution: 2016-05118
Receipt Number: 2022 1 00684
Off Tax Parcel: 05-012-302
Real Debt: \$203,216.73
Attorney for Plt: Robert Flacco
WELLS FARGO BANK NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT2, ASSET-BACKED CERTIFICATES SERIES 2007-OPT2 VS. DONALD R. BELLERBY, SUSAN BELLERBY, 914 STATE ROAD, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 9 Writ of Execution: 2016-08016
Receipt Number: 2022 1 02905
Off Tax Parcel: 02-092-063
Real Debt: \$159,993.95
Attorney for Plt: Robert Flacco
FIFTH THIRD BANK AS SUCCESSOR BY MERGER TO FIFTH THIRD MORTGAGE COMPANY VS. MICHAEL R. LUKACH, 1397 ARGYLE WAY, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 10 Writ of Execution: 2016-08036
Receipt Number: 2022 1 04241
Adjourned Tax Parcel: 05-009-306-001
to Real Debt: \$214,773.33
11/10/2022 Attorney for Plt: Christopher DeNardo
CARRINGTON MORTGAGE SERVICES, LLC VS. EDWARD HARUCH, III A/K/A EDWARD J. HARUCH III, 1716 DIXON AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 11 Writ of Execution: 2017-00754
Receipt Number: 2020 1 17416
Adjourned Tax Parcel: 30-011-164-002
to Real Debt: \$3,234.58
11/10/2022 Attorney for Plt: Robert Daday
PALISADES SCHOOL DISTRICT VS. CHARLES HOFFMAN, MARIENSTEIN ROAD, OTTSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF NOCKAMIXON.

- 12 Writ of Execution: 2017-03139
Receipt Number: 2022 1 04623
Adjourned to 10/14/2022 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.
- 13 Writ of Execution: 2017-05238
Receipt Number: 2021 1 01090
Off Tax Parcel: 24-003-117
Real Debt: \$6,745.97
Attorney for Plt: Robert Daday
MORRISVILLE SCHOOL DISTRICT VS. HEATHER ROMANEK TRUSTEE OF THE
STEVEN J. MITOS TESTAMENTARY TRUST, HEATHER ROMANEK, STEVE J. MITOS
TESTAMENTARY TRUST, 284 BARNSLEY AVENUE, MORRISVILLE. MESSUAGE AND
TRACT IN THE BOROUGH OF MORRISVILLE.
- 14 Writ of Execution: 2017-06258
Receipt Number: 2021 1 12005
Adjourned to 11/10/2022 Tax Parcel: 05-038-230
Real Debt: \$168,005.69
Attorney for Plt: Robert Flacco
REVERSE MORTGAGE SOLUTIONS INC. VS. JAMES W. THOMAS, 16 GABLE HILL
ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 15 Writ of Execution: 2017-06747
Receipt Number: 2022 1 06470
Adjourned to 11/10/2022 Tax Parcel: 05-012-321
Real Debt: \$227,914.67
Attorney for Plt: Christopher DeNardo
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION VS. DEBORAH A. WELDON,
ANDREW P. WELDON, 812 ROSA AVENUE, CROYDON. MESSUAGE AND TRACT IN
THE TOWNSHIP OF BRISTOL.
- 16 Writ of Execution: 2017-07500
Receipt Number: 2022 1 01375
Off Tax Parcel: 06-052-116
Real Debt: \$670,322.31
Attorney for Plt: Edward Mckee
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.
- 17 Writ of Execution: 2018-00091
Receipt Number: 2022 1 00402
Off Tax Parcel: 33-009-005-131
Real Debt: \$427,749.29
Attorney for Plt: Powers Kim LLC
PENNYMAC LOAN SERVICES, LLC VS. SHARON A. BRILL, 426 ARBOR BOULEVARD,
PERKASIE. MESSUAGE AND TRACT IN THE BOROUGH OF PERKASIE.

- 18 Writ of Execution: 2018-00167 **Sold to Attorney**
 Receipt Number: 2022 1 02244 **\$1,244.00**
 From Tax Parcel: 22-044-087
 7/8/2022 Real Debt: \$439,247.69
 Sale Attorney for Plt: Robert Crawley
 WILMINGTON SAVINGS FUND SOCIETY FSB D/B/A CHRISTIANA TRUST NOT
 INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
 VS. LOUIS A. MORRIS; PAULA SWENSON AKA PAULA MORRIS, 1864 GARDEN
 COURT, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF
 MIDDLETOWN.
- 19 Writ of Execution: 2018-00902
 Receipt Number: 2022 1 06596
 Adjourned to Tax Parcel: 41-002-060-005
 11/10/2022 Real Debt: \$2,492,915.92
 Attorney for Plt: Kenya Bates
 WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA
 TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLEY AS TRUSTEE FOR BCAT
 2015-14BTT VS. LEONARD LURYE, REGINA SPIVAK-LURYE, UNITED STATES OF
 AMERICA, 110 AUTUMN TRACE DRIVE, NEW HOPE. MESSUAGE AND TRACT IN
 THE TOWNSHIP OF SOLEBURY.
- 20 Writ of Execution: 2018-01215
 Receipt Number: 2022 1 02999
 Off Tax Parcel: 06-070-094
 Real Debt: \$226,461.39
 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.
- 21 Writ of Execution: 2018-02073
 Receipt Number: 2022 1 06592
 Adjourned to Tax Parcel: 05-011-228
 11/10/2022 Real Debt: \$133,957.26
 Attorney for Plt: Powers Kirn LLC
 PENNYMAC LOAN SERVICES, LLC VS. BRYAN J. VANSCHAICK AKA BRYAN J. VAN
 SCHAICK, 1036 THRID AVENUE AKA 1036 3RD AVENUE, CROYDON. MESSUAGE
 AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 22 Writ of Execution: 2018-02270
 Receipt Number: 2019 1 10584
 Adjourned to Tax Parcel: 13-041-248
 11/10/2022 Real Debt: \$142,262.57
 Attorney for Plt: Terrence McCabe
 AMERICAN ADVISORS GROUP VS. THOMAS M. STAFFORD, 27 LEISURE LANE,
 LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.

- 23 Writ of Execution: 2018-02369
 Receipt Number: 2018 1 13961
 Adjourned to 12/9/2022 Tax Parcel: 02-007-313
 Real Debt: \$158,934.37
 Attorney for Plt: Stephen Hladik
 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2006-2 ASSET BACKED NOTES VS. JUANITA SHAH A/K/A JUANITA ROWSER SHAH A/K/A JUANITA ROWSER, JOSEPH T. FINN, ELEANOR S. FINN, 4383 GARFIELD LANE, TREVOSE A/K/A FEASTERVILLE TREVOSE. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 24 Writ of Execution: 2018-03109
 Receipt Number: 2021 1 10627
 Adjourned to 10/14/2022 Tax Parcel: 50-035-187-024-244
 Real Debt: \$181,435.48
 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.
- 25 Writ of Execution: 2018-03115
 Receipt Number: 2020 1 00833
 From 7/8/2022 Sale Tax Parcel: 50-044-119
 Real Debt: \$451,960.79
 Attorney for Plt: Paul Fanelli
 NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY VS. GLORIA GIBSON, 981 HICKORY RIDGE DRIVE, CHALFONT. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARRINGTON.
- 26 Writ of Execution: 2018-04283
 Receipt Number: 2022 1 04330
 Off Tax Parcel: 50-044-031
 Real Debt: \$499,848.10
 Attorney for Plt: Gregory Javardian
 CITIZENS BANK OF PENNSYLVANIA VS. ROBERT S. BECK, JANET S. BECK, 304 SUNRISE COURT, CHALFONT. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARRINGTON.
- 27 Writ of Execution: 2018-04437
 Receipt Number: 2022 1 06979
 Adjourned to 11/10/2022 Tax Parcel: 22-052-036
 Real Debt: \$163,390.99
 Attorney for Plt: Brock and Scott
 WILMNGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST 1 VS. JOHN B. DOBROSKY, CAROL DOBROSKY, 9 TULIP TREE ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.

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\$1,483.00

- 28 Writ of Execution: 2018-04788
Receipt Number: 2022 1 01770
Adjourned to 11/10/2022 Tax Parcel: 05-075-024
Real Debt: \$244,261.58
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. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 29 Writ of Execution: 2018-05619
Receipt Number: 2022 1 01240
Off Tax Parcel: 36-025-239
Real Debt: \$129,935.72
Attorney for Plt: Michael McKeever
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-2 VS. DONNA L. BRINZE, KEVIN W. BRINZE, 205 HYACINTH COURT, QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF RICHLAND.
- 30 Writ of Execution: 2018-07078
Receipt Number: 2022 1 06695
Adjourned to 12/9/2022 Tax Parcel: 51-014-047
Real Debt: \$178,448.17
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.
- 31 Writ of Execution: 2019-00022
Receipt Number: 2022 1 04443
Adjourned to 11/10/2022 Tax Parcel: 33-005-167
Real Debt: \$282,999.58
Attorney for Plt: Richard Squire
BANK OF AMERICA, N.A. VS BARAK J. RUSH, BETTY A. RUSH AKA BETTY RUSH, 104 S. 5TH STREET, PERKASIE. MESSUAGE AND TRACT IN THE BOROUGH OF PERKASIE.
- 32 Writ of Execution: 2019-00311
Receipt Number: 2021 1 12691
Off Tax Parcel: 44-011-050-007
Real Debt: \$9,613.08
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.
- 33 Writ of Execution: 2019-00477
Receipt Number: 2019 1 11475
Adjourned to 11/10/2022 Tax Parcel: 41-008-013-003
Real Debt: \$463,228.54
Attorney for Plt: Kevin Cummings
U.S. BANK TRUST, NATIONAL ASSOCIATION, AS TRUSTEE OF THE CABANA SERIES III TRUST VS. HARRY A. DEBARI, NANCY K. HOM, UNITED STATES OF AMERICA, 6054 HONEY HOLLOW ROAD, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF SOLEBURY.

- 34 Writ of Execution: 2019-00631
Receipt Number: 2022 1 01771
Adjourned to 11/10/2022 Tax Parcel: 05-022-494
Real Debt: \$243,485.81
Attorney for Plt: Powers Kirn LLC
CITIMORTGAGE, INC. VS. BOBBY FISHER, 1418 MILTON AVENUE AKA 1418 MILTON STREET, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 35 Writ of Execution: 2019-01137
Receipt Number: 2022 1 03940
Off Tax Parcel: 23-005-078-002
Real Debt: \$408,222.77
Attorney for Plt: Alicia Sandoval
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5 VS DAVID SOMERS AKA DAVID C. SOMERS, JENNIFER SOMERS, 2195 GRANT ROAD, QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF MILFORD.
- 36 Writ of Execution: 2019-01391
Receipt Number: 2022 1 06593
Adjourned to 10/14/2022 Tax Parcel: 31-005-106
Real Debt: \$1,592,047.67
Attorney for Plt: Michael McKeever
M&T BANK S/B/M HUDSON CITY SAVINGS BANK VS. EUGENE URITSKY, 29 BEVERLY HILLS DRIVE, IVYLAND. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 37 Writ of Execution: 2019-01495
Receipt Number: 2021 1 03258
Adjourned to 11/10/2022 Tax Parcel: 13-026-095
Real Debt: \$176,937.37
Attorney for Plt: Richard Nalbandian
DEUTSCHE BANK NATIONAL TRUST COMPANY, C/O SELECT PORTFOLIO SERVICING, INC. VS. SHERRIE ERB AND DIANE M. METTE A/K/A DIANA M. METTE, 29 BALD CYPRESS LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 38 Writ of Execution: 2019-03369
Receipt Number: 2022 1 06594
Adjourned to 11/10/2022 Tax Parcel: 05-072-028
Real Debt: \$171,158.91
Attorney for Plt: Kenya Bates
M&T BANK VS. ROBERT CHARLES ASH, 43 FAVORED LANE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 39 Writ of Execution: 2019-04190
Receipt Number: 2020 1 08757
Adjourned to 12/9/2022 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.

- 40 Writ of Execution: 2019-04458
Receipt Number: 2021 1 14729
Adjourned Tax Parcel: 04-019-138
to Real Debt: \$51,679.10
12/9/2022 Attorney for Plt: Cristina L Connor
PNC BANK, NATIONAL ASSOCIATION VS. JAMES M. MOORE TRUST DATED MAY 23, 2011; UNKNOWN SUCCESSOR TRUSTEE OF THE JAMES M. MOORE TRUST DATED MAY 23, 2011, 442 POND STREET, BRISTOL. MESSUAGE AND TRACT IN THE BOROUGH OF BRISTOL.
- 41 Writ of Execution: 2019-05069
Receipt Number: 2022 1 06092
Adjourned Tax Parcel: 20-024-006 & 20-016-060.001
to Real Debt: \$126,049.59
11/10/2022 Attorney for Plt: Gregory Javardian
CITIZENS BANK N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA VS. ERIC A. VANDENBERGH, CAROL A. VANDENBERGH, 585 STONY HILL ROAD, YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 42 Writ of Execution: 2019-05503
Receipt Number: 2022 1 00948
Adjourned Tax Parcel: 02-091-097
to Real Debt: \$235,951.61
11/10/2022 Attorney for Plt: Robert Flacco
FIFTH THIRD BANK SUCCESSOR BY MERGER TO FIFTH THIRD MORTGAGE VS. RYAN P. MCCONNELL, KRISTIN MICHELLE MCCONNELL AKA KRISTIN M. MCCONNELL, 3121 DALTON COURT, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 43 Writ of Execution: 2019-05667
Receipt Number: 2022 1 06465
Adjourned Tax Parcel: 26-003-156
to Real Debt: \$470,662.15
11/10/2022 Attorney for Plt: Andrew Marley
HOF I LEGAL TITLE TRUST I VS. KATHLEEN A. SWEENEY AKA KATHLEEN A. SWEENEY, JAMES E. SWEENEY, 523 UPPER STUMP ROAD, CHALFONT. MESSUAGE AND TRACT PARTLY IN THE TOWNSHIP OF NEW BRITAIN AND PARTLY IN THE TOWNSHIP OF HILLTOWN.
- 44 Writ of Execution: 2019-05879
Receipt Number: 2021 1 12297
Adjourned Tax Parcel: 34-018-123-002
to Real Debt: \$183,921.31
10/14/2022 Attorney for Plt: Alicia Sandoval
NEW REZ LLC F/K/A NEW PENN FINANCIAL LLC VS. PAUL THOMPSON AKA PAUL A. THOMPSON, 7010 POINT PLEASANT PIKE, NEW HOPE. MESSUAGE AND TRACT IN THE TOWNSHIP OF PLUMSTEAD.
- 45 Writ of Execution: 2019-05938
Receipt Number: 2021 1 06031
Off Tax Parcel: 49-016-225
Real Debt: \$176,389.47
Attorney for Plt: John McAneney
HATBORO FEDERAL SAVINGS VS. AMY KENNEDY AKA AMY WEBER, JOHN MACINTOSH, MARIE MACINTOSH. 683 WHITTIER DRIVE, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.

- 46 Writ of Execution: 2019-05981
Receipt Number: 2020 1 03952
Adjourned to 10/14/2022 Tax Parcel: 35-016-018
Real Debt: \$136,630.13
Attorney for Plt: Meredith Wooters
WELLS FARGO BANK, N.A. VS. ANGELO P. VENDY AKA ANGELO P. VENDY, JR AKA ANGELO VENDY, HAZEL J. VENDY AKA HAZEL VENDY, 82 ALAN LANE, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- 47 Writ of Execution: 2019-06693
Receipt Number: 2022 1 00892
From 7/8/2022 Tax Parcel: 05-048-048
Sale Real Debt: \$273,700.86
Attorney for Plt: Robert Crawley
HSBC BANK USA, N.A. AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-ASAP5, ASSET BACKED PASS-THROUGH CERTIFICATES VS. CHRISTINA M. BUCHANAN, DOUGLAS A. BUCHANAN, 264 APPLETREE DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 48 Writ of Execution: 2019-07060
Receipt Number: 2022 1 03110
Off Tax Parcel: 49-034-079
Real Debt: \$351,147.01
Attorney for Plt: Michael McKeever
MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION VS. THERESA P. NGUYEN, 328 OVERLOOK DRIVE, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.
- 49 Writ of Execution: 2019-07883
Receipt Number: 2022 1 03876
Adjourned to 11/10/2022 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.
- 50 Writ of Execution: 2020-00092
Receipt Number: 2021 1 03451
Adjourned to 12/9/2022 Tax Parcel: 05-076-060
Real Debt: \$85,856.44
Attorney for Plt: Lyndsay Rowland
PENN COMMUNITY BANK VS. CHARLES S. FORNEY, DENISE CANDICE FORNEY, 32 KINGAPPLE LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

- 51 Writ of Execution: 2020-00427
Receipt Number: 2022 1 06981
Adjourned to 12/9/2022 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.
- 52 Writ of Execution: 2020-00640
Receipt Number: 2022 1 01678
Adjourned to 12/9/2022 Tax Parcel: 02-072-296
Real Debt: \$245,147.35
Attorney for Plt: Robert Flacco
LAKEVIEW LOAN SERVICING, LLC. VS. NICHOLAS TAYLOR, 4124 PORTSMOUTH COURT, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 53 Writ of Execution: 2020-00723
Receipt Number: 2021 1 12216
Adjourned to 12/9/2022 Tax Parcel: 13-004-844
Real Debt: \$218,541.10
Attorney for Plt: Robert Flacco
REVERSE MORTGAGE SOLUTIONS INC. VS. JOHN T. LIVINGSTON AKA JOHN LIVINGSTON, 96 LIBERTY DRIVE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 54 Writ of Execution: 2020-00840
Receipt Number: 2022 1 00143
Adjourned to 10/14/2022 Tax Parcel: 04-025-133
Real Debt: \$177,944.73
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.
- 55 Writ of Execution: 2020-00921
Receipt Number: 2022 1 06172
Off Tax Parcel: 09-022-107-001
Real Debt: \$697,460.03
Attorney for Plt: Robert Crawley
REVERSE MORTGAGE SOLUTIONS INC. VS. FRAN MILLER, 273 EDISON FURLONG ROAD, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF DOYLESTOWN.
- 56 Writ of Execution: 2020-01530
Receipt Number: 2022 1 00886
Adjourned to 9/9/2022 Tax Parcel: 40-003-081-001
Real Debt: \$219,684.11
Attorney for Plt: Brock and Scott
FREEDOM MORTGAGE CORPORATION VS. RICHARD A. STROUSE, 125 GREEN STREET, SILVERDALE. MESSUAGE AND TRACT IN THE BOROUGH OF SILVERDALE.

- 57 Writ of Execution: 2020-01790
Receipt Number: 2022 1 05880
Adjourned Tax Parcel: 02-050-122
to Real Debt: \$277,225.97
10/14/2022 Attorney for Plt: M. Troy Freedman
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT VS. UNKNOWN HEIRS, PERSONAL REPRESENTATIVES AND DEVISEES OF ROBERT L. JACKSON, DECEASED, 3214 WHITNEY COURT, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 58 Writ of Execution: 2020-01949
Receipt Number: 2022 1 05785
Adjourned Tax Parcel: 05-026-185
to Real Debt: \$164,884.25
11/10/2022 Attorney for Plt: Emmanuel Argentieri
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING VS. BENJAMIN T. VANHORN, 3309 GLENROSE AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 59 Writ of Execution: 2020-02855
Receipt Number: 2022 1 06750
Adjourned Tax Parcel: 13-025-202
to Real Debt: \$379,587.32
1/13/2023 Attorney for Plt: Alex Alfieri
TRACEY G. WHITMAN VS. KAREN LOFTUS, 159 PINWOOD DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 60 Writ of Execution: 2020-05082
Receipt Number: 2022 1 05074
Adjourned Tax Parcel: 15-028-144
to Real Debt: \$468,665.76
11/10/2022 Attorney for Plt: Robert Murtaugh
VC RTL HOLDINGS, LLC VS. JBKK ENTERPRISES LLC, 1945 HILLTOWN PIKE, PERKASIE. MESSUAGE AND TRACT IN THE TOWNSHIP OF HILLTOWN.
- 61 Writ of Execution: 2020-06643
Receipt Number: 2022 1 00760
Adjourned Tax Parcel: 05-039-006
to Real Debt: \$180,240.01
11/10/2022 Attorney for Plt: Robert Crawley
DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-2 ASSET-BACKED CERTIFICATES 2006-2 VS. ANGEL M. CRUZ AKA ANGEL H. CRUZ, DAGMARA S. CRUZ, 6 RAINBOW LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 62 Writ of Execution: 2021-00633
Receipt Number: 2022 1 02617
Adjourned Tax Parcel: 42-012-116
to Real Debt: \$159,974.73
10/14/2022 Attorney for Plt: Stephen Hladik
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-GS5 VS. MARY T. HARNETT, PAUL HARNETT, 2804 ROUTE 212, COOPERSBURG. MESSUAGE AND TRACT IN THE TOWNSHIP OF SPRINGFIELD.

- 63 Writ of Execution: 2021-01009 **Sold to Eric Kretschman**
 Receipt Number: 2021 1 14691 **\$1,353,000.00**
 From Tax Parcel: 49-009-003-001
 7/8/2022 Real Debt: \$2,925,753.46
 Sale Attorney for Plt: Robert Saldutti
 BERKSHIRE BANK VS. 544 YORK PARTNERS, LLC; YORK STREET EQUITIES, LLC;
 ERIC S. KRETSCHMAN; ORELAND ASSOCIATES II, LLC; 58 YORK PARTNERS, LLC;
 BERNIE'S HATBORO, LLC; HIDDEN VALLEY PARTNERS, LLC, 544 YORK ROAD,
 WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.
- 64 Writ of Execution: 2021-01190 **Sold to Poonam Dholareeya**
 Receipt Number: 2022 1 01677 **\$164,313.00**
 From Tax Parcel: 36-025-144
 7/8/2022 Real Debt: \$122,763.37
 Sale Attorney for Plt: Michael McKeever
 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE
 HOLDERS OF THE CIM TRUST 2018-R2, MORTGAGE BACKED NOTES, SERIES 2018-
 R2 VS. THE UNKNOWN HEIRS OF MARK G. SIMONDS DECEASED; BRIDGET
 RAINEY; JOSEPH SIMONDS SOLELY IN HIS CAPACITY AS HEIR OF MARK G.
 SIMONDS DECEASED, 115 LAUREL COURT, QUAKERTOWN. MESSUAGE AND
 TRACT IN THE TOWNSHIP OF RICHLAND.
- 65 Writ of Execution: 2021-01881 **Sold to RPK Holdings, LLC**
 Receipt Number: 2022 1 04240 **\$186,477.00**
 From Tax Parcel: 05-008-511
 7/8/2022 Real Debt: \$171,234.94
 Sale Attorney for Plt: Alicia Sandoval
 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY VS.
 UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS AND ALL PERSON, FIRMS, OR
 ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST UNDER RALPH BORN,
 DECEASED; 204 DORSET AVENUE, CROYDON. MESSUAGE AND TRACT IN THE
 TOWNSHIP OF BRISTOL.
- 66 Writ of Execution: 2021-02115
 Receipt Number: 2022 1 01471
 Adjourned to Tax Parcel: 05-043-269
 11/10/2022 Real Debt: \$96,635.05
 Attorney for Plt: Patrick Wesner
 MEB LOAN TRUST IV, US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
 CAPACITY BUT SOLELY AS TRUSTEE VS. JOSEPH F.O'NEILL,JR., 10 CHESTNUT
 LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 67 Writ of Execution: 2021-02706
 Receipt Number: 2022 1 02440
 Adjourned to Tax Parcel: 35-002-272
 10/14/2022 Real Debt: \$136,579.19
 Attorney for Plt: Terrence McCabe
 LAKEVIEW LOAN SERVICING LLC VS. ALLURA JADE TARRANT, KNOWN
 SURVIVING HEIR OF MICHAEL TIMOTHY CHROMIAK; UNKNOWN SURVIVING
 HEIRS OF MICHAEL TIMOTHY CHROMIAK, 101 BRAITHWAITE
 LANE,QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF
 QUAKERTOWN.

- 68 Writ of Execution: 2021-03259
Receipt Number: 2022 1 06575
Off Tax Parcel: 26-009-222
Real Debt: \$83,330.65
Attorney for Plt: Robert Wendt
WILMINGTON SAVINGS FUND SOCIETY, FSB VS. JOSETTE SANTUCCI REILLY,
JAMES REILLY, 121 SUFFIELD COURT, CHALFONT. MESSUAGE AND TRACT IN THE
TOWNSHIP OF NEW BRITAIN.
- 69 Writ of Execution: 2021-04919
Receipt Number: 2022 1 06595
Adjourned to 11/10/2022 Tax Parcel: 34-049-066-080
Real Debt: \$73,599.37
Attorney for Plt: Andrew Marley
INTERSTATE TD INVESTMENTS LLC VS. CONSTANCE BARONE, 3679 NANCY
WARD CIRCLE, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF
PLUMSTEAD.
- 70 Writ of Execution: 2021-06535
Receipt Number: 2022 1 06091
Adjourned to 12/9/2022 Tax Parcel: 05-038-083
Real Debt: \$148,514.65
Attorney for Plt: Stephen Hladik
WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN
TRUST 1 VS. CHAROLET E. STELMA AS SURVIVING HEIR OF JOAN F. STELMA
DECEASED; TERESA PETERSON AS SURVIVING HEIR OF JOAN F. STELMA
DECEASED; MARY STELMA AS SURVIVING HEIR OF JOAN F. STELMA DECEASED;
WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN
TRUST 1 VS. BERNICE HILLMAN AS SURVIVING HEIR OF JOAN F. STELMA
DECEASED; JAMES T. STELMA AS SURVIVING HEIR OF JOAN F. STELMA
DECEASED; UNKNOWN SURVIVING HEIRS OF JOAN F. STELMA DECEASED, 254
GOLDENRIDGE DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP
OF BRISTOL.
- 71 Writ of Execution: 2021-06545
Receipt Number: 2022 1 05860
Adjourned to 11/10/2022 Tax Parcel: 20-022-076
Real Debt: \$266,985.45
Attorney for Plt: Jessica Manis
CITIMORTGAGE, INC VS. CATHERINE ANNE MORRISON, 1267 UNIVERSITY DRIVE,
YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 72 Writ of Execution: 2021-06761
Receipt Number: 2022 1 05735
Off Tax Parcel: 05-034-030
Real Debt: \$157,078.40
Attorney for Plt: Terrence McCabe
WILMINGTON SAVINGS FUND SOCIETY, FSB NOT INDIVIDUALLY BUT SOLELY AS
TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION
TRUST 2018-HB1 VS. JAMES DAVID THORSON JR. , 22 IRIS ROAD, LEVITTOWN.
MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

- 73 Writ of Execution: 2022-00151
 Receipt Number: 2022 1 03000
 Adjourned Tax Parcel: 05-033-086
 to Real Debt: \$217,911.59
 10/14/2022 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.
- 74 Writ of Execution: 2022-00259
 Receipt Number: 2022 1 06473
 Adjourned Tax Parcel: 02-018-029
 to Real Debt: \$200,965.98
 10/14/2022 Attorney for Plt: Kenya Bates
 CITIMORTGAGE, INC. VS. STEVEN W. VANCE, 4553 NORTH RIVER DRIVE,
 BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 75 Writ of Execution: 2022-00457
 Receipt Number: 2022 1 06469
 Adjourned Tax Parcel: 05-059-082
 to Real Debt: \$178,214.34
 12/9/2022 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.
- 76 Writ of Execution: 2022-00459
 Receipt Number: 2022 1 03200
 Adjourned Tax Parcel: 13-019-033
 to Real Debt: \$245,817.35
 10/14/2022 Attorney for Plt: M. Troy Freedman
 RUSHMORE LOAN MANAGEMENT SERVICES LLC VS. JESSICA HILBERT, ANDREW
 HILBERT, 825 GLENMAR ROAD, FAIRLESS HILLS. MESSUAGE AND TRACT IN THE
 TOWNSHIP OF FALLS.
- 77 Writ of Execution: 2022-00803
 Receipt Number: 2022 1 06467
 Off Tax Parcel: 02-011-296
 Real Debt: \$224,551.10
 Attorney for Plt: Michael McKeever
 MIDFIRST BANK VS. MARTIN MCDERMOTT, 3804 DRESHER ROAD, BENSLEM.
 MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 78 Writ of Execution: 2022-00810
 Receipt Number: 2022 1 06472
 Tax Parcel: 02-019-141
 Real Debt: \$171,895.66
 Attorney for Plt: Michael McKeever
 LAKEVIEW LOAN SERVICING, LLC. VS. STACIA BAKER, JOSEPH A. OLES, 4743
 HILLSIDE AVENUE, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF
 BENSLEM.
- Sold to Zafar Chughtai
215,622.00

79 Writ of Execution: 2022-00980 **Sold to Mike Rusciolelli**
 Receipt Number: 2022 1 06574 **\$215,000.00**
 Tax Parcel: 49-019-080
 Real Debt: \$299,986.05
 Attorney for Plt: Robert Flacco
 BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS TRUSTEE FOR
 MORTGAGE ASSETS MANAGEMENT SERIES I TRUST VS. DOROTHEA J.
 WOLSTENHOLME AKA DOROTHY J. WOLSTENHOLME, 457 MAPLE STREET,
 WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.

80 Writ of Execution: 2022-01308 **Sold to Sandra Berry**
 Receipt Number: 2022 1 05786
 From Tax Parcel: 42-017-071
 8/12/2022 Real Debt: \$70,515.50
 Sale Attorney for Plt: M. Troy Freedman
 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT
 SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT VS. KATHY BAIER,
 3024 FUNKS MILL ROAD, RIEGELSVILLE. MESSUAGE AND TRACT IN THE
 TOWNSHIP OF SPRINGFIELD.

81 Writ of Execution: 2022-01366
 Receipt Number: 2022 1 06466
 Off Tax Parcel: 31-070-048
 Real Debt: \$416,324.70
 Attorney for Plt: Michael McKeever
 U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY
 BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST VS. LILIAN
 PERELSHTEYN, 391 FOXCROFT DRIVE, WARMINSTER AKA 391 FOXCRAFT DRIVE,
 IVYLAND. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.

82 Writ of Execution: 2022-01399
 Receipt Number: 2022 1 06468
 Off Tax Parcel: 35-001-269
 Real Debt: \$230,580.33
 Attorney for Plt: Michael McKeever
 MIDFIRST BANK VS. ALLISON GUNDEL AKA ALLISON E. GUNDEL, 116 LIVE OAK
 DRIVE, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF
 QUAKERTOWN.

83 Writ of Execution: 2022-01713
 Receipt Number: 2022 1 06980
 Adjoined Tax Parcel: 12-001-013
 to Real Debt: \$360,341.02
 11/10/2022 Attorney for Plt: Brock and Scott
 TRUIST BANK SUCCESSOPR BY MERGER TO SUNTRUST BANK VS. MATTHEW
 PARENTE, 2938 HILL ROAD, SELLERSVILLE. MESSUAGE AND TRACT IN THE
 TOWNSHIP OF EAST ROCKHILL.