

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, October 14, 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 11/10/2022 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: 2013-01248  
 Receipt Number: 2021 1 15051  
 Adjourned to 12/9/2022 Tax Parcel: 48-007-123-009  
 Real Debt: \$558,975.03  
 Attorney for Plt: Terrence McCabe  
 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION CORPORATION JPMAC 2006-WMC1 VS. SONYA W. SINGER, STUART J. SINGER, 128 ALTIMARI COURT, SOUTHAMPTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF UPPER SOUTHAMPTON.
- 3 Writ of Execution: 2013-08640  
 Receipt Number: 2022 1 02987  
 Adjourned to 1/13/2023 Tax Parcel: 13-007-240  
 Real Debt: \$191,547.28  
 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.
- 4 Writ of Execution: 2013-09562  
 Receipt Number: 2021 1 00094  
 From 8/12/2022 Tax Parcel: 49-015-316  
 Real Debt: \$121,702.16  
 Sale Attorney for Plt: Gregory Javardian  
 CITIZENS BANK OF PENNSYLVANIA VS. STEVEN A. DIMAIO, GLENDOLYN DIMAIO, 322 BLOOMFIELD AVENUE, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.  
 Sold to RPK Holdings, LLC  
 \$327,000.00
- 0 Writ of Execution: 2015-01025  
 Receipt Number: 2021-1-07268  
 From 9/9/2022 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 Attorney  
 \$1,340.50

- 5 Writ of Execution: 2015-02815  
 Receipt Number: 2022 1 03096  
 Off Tax Parcel: 02-013-106  
 Real Debt: \$239,141.77  
 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 XII VS. ANTHONY PARSONS, KIMBERLY A. PARSONS, 3614 MORROW DRIVE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 6 Writ of Execution: 2015-07867  
 Receipt Number: 2022 1 06093  
 Adjoined to 11/10/2022 Tax Parcel: 06-045-044  
 Real Debt: \$406,211.48  
 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: 2016-02264  
 Receipt Number: 2022 1 01895  
 From 8/12/2022 Tax Parcel: 48-015-034-001  
 Real Debt: \$515,294.46  
 Sale Attorney for Plt: Andrew Marley  
 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2007-FM2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-FM2 VS. CHRISTIE MOORE A/K/A CHRISTIE MILLER, LOUIS MOORE, 40 PRINCETON RD, HUNTINGDON VALLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF UPPER SOUTHAMPTON. **Sold to Attorney \$1,351.41**
- 8 Writ of Execution: 2016-06199  
 Receipt Number: 2022 1 05857  
 Off Tax Parcel: 48-013-160  
 Real Debt: \$241,791.99  
 Attorney for Plt: Christopher DeNardo  
 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION C/O CARRINGTON MORTGAGE SERVICES, LLC VS. MICHAEL BELLER, 975 WILLOW STREET, SOUTHAMPTON. MESSUAGE AND TRACT INT HE TOWNSHIP OF UPPER SOUTHAMPTON.
- 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, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.

- 10 Writ of Execution: 2017-02680  
Receipt Number: 2018 1 21197  
Adjourned Tax Parcel: 22-065-239  
to Real Debt: \$41,156.80  
12/9/2022 Attorney for Plt: Emmanuel Argentieri  
U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN  
2016-SC6 TITLE TRUST VS. DONNA MARIE LAGHJICHI A/K/A DONNAMARIE  
LAGHJICHI, 72 QUARRY ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE  
TOWNSHIP OF MIDDLETOWN.
- 11 Writ of Execution: 2017-03139  
Receipt Number: 2022 1 04623  
Adjourned Tax Parcel: 02-036-088  
to Real Debt: \$285,217.34  
11/10/2022 Attorney for Plt: Terrence McCabe  
U. S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS TRUSTEE OF LFS9 MASTER PARTICIPATION TRUST VS.  
BARBARA A. FISHER, FRANKLIN P FISHER JR., DEAN J. FISHER, 2829 COLMAR  
AVENUE,BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 12 Writ of Execution: 2017-07226  
Receipt Number: 2022 1 07287  
Adjourned Tax Parcel: 15-028-125-006  
to Real Debt: \$372,437.00  
11/10/2022 Attorney for Plt: Michael McKeever  
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE  
(CWALT 2005-54CB) VS EDWARD COURCHAIN, LEA COURCHAIN, PATRICE M.  
PANEBIANCO AKA PATRICE PANEBIANCO, 2416 HILLTOWN PIKE, PERKASIE.  
MESSUAGE AND TRACT IN THE TOWNSHIP OF HILLTOWN.
- 13 Writ of Execution: 2017-07259  
Receipt Number: 2022 1 07288  
Off Tax Parcel: 05-033-308  
Real Debt: \$114,532.24  
Attorney for Plt: Michael McKeever  
MIDFIRST BANK VS. KENNETH G. MOORE II, NICOLE L. MOORE, 39 INDIAN RED  
ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 14 Writ of Execution: 2017-07569  
Receipt Number: 2022 1 07878  
Off Tax Parcel: 13-017-273  
Real Debt: \$230,057.87  
Attorney for Plt: Stephen Hladik  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE  
REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST SERIES  
2006-FF1, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-FF1 VS. LARRY  
J. DRAKE A/K/A LARRY J. DRAKE JR A/K/A LARRY DRAKE, HAYLEY DRAKE, 18  
VESTRY LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
FALLS.

- 15 Writ of Execution: 2018-00054  
 Receipt Number: 2022 1 07436  
 Adjourned to 4/14/2023 Tax Parcel: 02-088-066  
 Real Debt: \$255,740.00  
 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, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 16 Writ of Execution: 2018-00354  
 Receipt Number: 2022 1 05887  
 Off Tax Parcel: 05-009-414  
 Real Debt: \$3,616.52  
 Attorney for Plt: Robert Daday  
 BRISTOL TOWNSHIP VS. RENEE HEMS, 2103 MAPLE AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 17 Writ of Execution: 2018-01369  
 Receipt Number: 2022 1 07308  
 Tax Parcel: 04-025-183  
 Real Debt: \$181,713.84  
 Attorney for Plt: Jessica Manis  
 ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE VS. LINDA MARRAZZO, MICHAEL G. MARRAZZO, SR. 125 JEFFERSON AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE BOROUGH OF BRISTOL. **Sold to Attorney \$1,296.59**
- 18 Writ of Execution: 2018-01457  
 Receipt Number: 2022 1 08286  
 Adjourned to 11/10/2022 Tax Parcel: 42-008-032-003  
 Real Debt: \$50,355.76  
 Attorney for Plt: M. Troy Freedman  
 21st MORTGAGE CORPORATION VS. BRENDA E. ISENBERG, 1887 QUARRY ROAD, QUAKERTOWN. MESSUAGE AND TRACT IN TOWNSHIP OF SPRINGFIELD.
- 19 Writ of Execution: 2018-03109  
 Receipt Number: 2021 1 10627  
 Adjourned to 11/10/2022 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.
- 20 Writ of Execution: 2018-03174  
 Receipt Number: 2021 1 10408  
 Adjourned to 12/9/2022 Tax Parcel: 05-037-070  
 Real Debt: \$183,110.33  
 Attorney for Plt: Chelsea Nixon  
 LAKEVIEW LOAN SERVICING LLC. VS. CHRIS MICHAEL HIEL JR., 23 WHITEWOOD DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

- 21 Writ of Execution: 2018-05531  
Receipt Number: 2022 1 02441  
Off Tax Parcel: 26-008-151  
Real Debt: \$188,750.94  
Attorney for Plt: Brock and Scott  
SANTANDER BANK, N.A. VS. KIMBERLY A. TARASIEWICZ, 111 CORNWALL DRIVE,  
NEW BRITAIN. MESSUAGE AND TRACT IN THE TOWNSHIP OF NEW BRITAIN.
- 22 Writ of Execution: 2018-07009  
Receipt Number: 2022 1 08312  
Adjourned Tax Parcel: 31-036-050  
to Real Debt: \$274,413.02  
12/9/2022 Attorney for Plt: Robert Flacco  
LAKEVIEW LOAN SERVICING, LLC VS. ANDREW GREGORY LEVIN AKA GREG  
LEVIN IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF KIMBERLY  
LEVIN AKA KIMBERLY A. PLENZIEL LEVIN; JACOB LEVIN AKA JAKE LEVIN IN HIS  
CAPACITY AS ADMINISTRATOR OF THE ESTATE OF KIMBERLY LEVIN AKA  
KIMBERLY A. PLENZIEL LEVIN; MINOR DEFENDANT 1 IN HIS CAPACITY AS  
ADMINISTRATOR OF THE ESTATE OF KIMBERLY LEVIN AKA KIMBERLY A.  
PLENZIEL LEVIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT TITTLE OR INTEREST FROM OR  
UNDER KIMBERLY LEVIN AKA KIMBERLY A. PLENZIEL LEVIN, 253 CLINTON  
COURT, HOLLAND. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
NORTHAMPTON.
- 23 Writ of Execution: 2018-07491  
Receipt Number: 2021 1 13300  
Adjourned Tax Parcel: 04-023-025  
to Real Debt: \$86,174.52  
11/10/2022 Attorney for Plt: Christopher DeNardo  
DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HARBORVIEW  
MORTGAGE LOAN TRUST MORTGAGE PASS THROUGH CERTIFICATES, SERIES  
2006-8 VS. SUSAN J. EARNEST, 438 WASHINGTON STREET, BRISTOL. MESSUAGE  
AND TRACT IN THE BOROUGH OF BRISTOL.
- 24 Writ of Execution: 2019-00124  
Receipt Number: 2022 1 05885  
Adjourned Tax Parcel: 05-008-061  
to Real Debt: \$3,359.01  
12/9/2022 Attorney for Plt: Robert Daday  
BRISTOL TOWNSHIP VS. JESSE B. KONOPKA, SR. 132 CLOVER AVENUE, BRISTOL.  
MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 25 Writ of Execution: 2019-00334  
Receipt Number: 2022 1 00525  
From Tax Parcel: 13-023-104  
7/8/2022 Real Debt: \$251,122.86  
Sale Attorney for Plt: Brock and Scott  
FREEDOM MORTGAGE CORPORATION VS. DAVID HARRIS, MARY HARRIS, 17  
TANGLEWOOD LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
FALLS.

**Sold to Attorney**  
**\$1,378.82**

- 26 Writ of Execution: 2019-00392  
 Receipt Number: 2022 1 04624  
 Adjourned to 12/9/2022 Tax Parcel: 13-019-397  
 Real Debt: \$215,187.16  
 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.
- 27 Writ of Execution: 2019-01391  
 Receipt Number: 2022 1 06593  
 From 9/9/2022 Tax Parcel: 31-005-106  
 Real Debt: \$1,592,047.67  
 Sale 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. **Sold to Attoreny \$1,259.59**
- 28 Writ of Execution: 2019-01971  
 Receipt Number: 2022 1 03095  
 Adjourned to 12/9/2022 Tax Parcel: 13-011-003  
 Real Debt: \$44,694.30  
 Attorney for Plt: Brock and Scott  
 WELLS FARGO BANK, N.A. VS. CAROL E. TIGAR, 104 HEDGEROW DRIVE, MORRISVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 29 Writ of Execution: 2019-03685  
 Receipt Number: 2022 1 03107  
 Adjourned to 1/13/2023 Tax Parcel: 54-001-002-041  
 Real Debt: \$22,717.67  
 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 UPPER MAKEFIELD.
- 30 Writ of Execution: 2019-03928  
 Receipt Number: 2021 1 12357  
 Adjourned to 1/13/2023 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.
- 31 Writ of Execution: 2019-03987  
 Receipt Number: 2019 1 17384  
 Adjourned to 1/13/2023 Tax Parcel: 31-065-249  
 Real Debt: \$78,347.54  
 Attorney for Plt: Michael Bloom  
 SANTANDER BANK, N.A. VS. NEAL S. WEINSTEIN, KIMBERLY H. WEINSTEIN, 3244 DURHAM PLACE EAST, HOLLAND. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.

32 Writ of Execution: 2019-04485  
 Receipt Number: 2022 1 08287  
 Adjourned Tax Parcel: 22-048-014  
 to Real Debt: \$236,087.74  
 12/9/2022 Attorney for Plt: Matthew Fallings  
 MOVEMENT MORTGAGE, LLC VS. DANIEL T. SZLEZAK, SYLWIA SZLEZAK, 1  
 TERRACE ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 MIDDLETOWN.

33 Writ of Execution: 2019-05305  
 Receipt Number: 2022 1 07587  
 Adjourned Tax Parcel: 21-008-032-020  
 to Real Debt: \$308,666.20  
 11/10/2022 Attorney for Plt: Michael McKeever  
 AMERIHOM MORTGAGE COMPANY, LLC VS. BRENDA BROLLY, 113 WESTBROOK  
 ROAD, FEASTERVILLE TREVOS. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 LOWER SOUTHAMPTON.

34 Writ of Execution: 2019-05773  
 Receipt Number: 2021 1 12688  
 Adjourned Tax Parcel: 02-094-419  
 to Real Debt: \$203,048.12  
 12/9/2022 Attorney for Plt: Robert Crawley  
 NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING VS. MAURA SANTIAGO,  
 419 RUTGERS COURT, BENSALAM. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 BENSALAM.

35 Writ of Execution: 2019-05879  
 Receipt Number: 2021 1 12297  
 From Tax Parcel: 34-018-123-002  
 9/9/2022 Real Debt: \$183,921.31  
 Sale 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.

**Sold to Harry Reese**  
**\$224,840.00**

36 Writ of Execution: 2019-05981  
 Receipt Number: 2020 1 03952  
 Adjourned Tax Parcel: 35-016-018  
 to Real Debt: \$136,630.13  
 11/10/2022 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.

- 37 Writ of Execution: 2019-06888  
 Receipt Number: 2022 1 00050  
 Adjourned to 12/9/2022 Tax Parcel: 23-020-142, 23-020-11-005 & 23-020-141-003  
 Real Debt: \$135,060.41  
 Attorney for Plt: Alicia Sandoval  
 NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING VS. MATTHEW A. WRIGHT IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF BRENDA WRIGHT A/K/A BRENDA CAROL WRIGHT; UNKNOWN HEIRS SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRENDA WRIGHT A/K/A BRENDA CAROL WRIGHT, DECEASED, 1401 WRIGHT ROAD, QUAKERTOWN. MESSAGE AND TRACT IN THE TOWNSHIP OF MILFORD.
- 38 Writ of Execution: 2019-08198  
 Receipt Number: 2022 1 07707  
 Tax Parcel: 26-007-040  
 Real Debt: \$274,666.87  
 Attorney for Plt: Michael McKeever  
 ROCKET MORTGAGE, LLC FKA QUICKEN LOANS, LLC FKA QUICKEN LOANS, INC. VS. WILLIE J. WILSON, 210 CORNWALL DRIVE, CHALFONT. MESSAGE AND TRACT IN THE TOWNSHIP OF NEW BRITAIN. **Sold to Attorney \$1,169.50**
- 39 Writ of Execution: 2019-08354  
 Receipt Number: 2022 1 04445  
 Adjourned to 11/10/2022 Tax Parcel: 20-008-056  
 Real Debt: \$573,277.10  
 Attorney for Plt: Stephen Hladik  
 SELECT PORTFOLIO SERVICING INC. VS. MARC D. MASLOW, SZEMAN MASLOW, 36 DELAWARE RIM DRIVE, YARDLEY. MESSAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 40 Writ of Execution: 2019-08825  
 Receipt Number: 2022 1 00037  
 Adjourned to 12/9/2022 Tax Parcel: 10-004-092-046  
 Real Debt: \$353,874.07  
 Attorney for Plt: Terrence McCabe  
 LOANDEPOT.COM, LLC VS. JONATHAN A. MARTIN, KATELYN HENSLER, 101 VILLAGE GREEN LANE, DUBLIN. MESSAGE AND TRACT IN THE BOROUGH OF DUBLIN.
- 41 Writ of Execution: 2020-00448  
 Receipt Number: 2022 1 00563  
 Adjourned to 12/9/2022 Tax Parcel: 29-046-022  
 Real Debt: \$430,389.80  
 Attorney for Plt: M. Troy Freedman  
 FIRST GUARANTY MORTGAGE CORPORATION VS. MARC HAWTHORNE AKA MARC ALLEN HAWTHORNE, SHERRIE JAMES-HAWTHORNE AKA SHERRIE LASHAWN JAMES-HAWTHORNE, 46 NORTHRUP COURT, NEWTOWN. MESSAGE AND TRACT IN THE TOWNSHIP OF NEWTOWN.



- 42 Writ of Execution: 2020-00840  
 Receipt Number: 2022 1 00143  
 Adjourned Tax Parcel: 04-025-133  
 to Real Debt: \$177,944.73  
 1/13/2023 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.
- 43 Writ of Execution: 2020-00862  
 Receipt Number: 2022 1 08991  
 Adjourned Tax Parcel: 39-007-014  
 to Real Debt: \$0.00  
 11/10/2022 Attorney for Plt: Michael McKeever  
 KEY BANK NATIONAL ASSOCIATION S/B/M FIRST NIAGARA BANK N.A. S/B/M  
 HARLEYSVILLE NATIONAL BANK AND TRUST COMPANY VS. STEPHEN J. GEIGER,  
 SHANNON M. LUTZ, 45 W. CLYMER AVENUE AKA 45 CLYMER AVENUE,  
 SELLERSVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF SELLERSVILLE.
- 44 Writ of Execution: 2020-01163  
 Receipt Number: 2022 1 02773  
 From Tax Parcel: 21-010-231  
 8/12/2022 Real Debt: \$131,240.26  
 Sale Attorney for Plt: Jill Fein  
 BANKUNITED, N.A. VS. STEVEN S. RYMOND, 608 FEASTER AVENUE,  
 FEASTERVILLE TREVOSE. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER  
 SOUTHAMPTON. **Sold to Attorney**  
**\$1,323.05**
- 45 Writ of Execution: 2020-01790  
 Receipt Number: 2022 1 05880  
 From Tax Parcel: 02-050-122  
 9/9/2022 Real Debt: \$277,225.97  
 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. UNKNOWN  
 HEIRS, PERSONAL REPRESENTATIVES AND DEVISEES OF ROBERT L. JACKSON,  
 DECEASED, 3214 WHITNEY COURT, BENSALAM. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF BENSALAM.
- 46 Writ of Execution: 2020-03017  
 Receipt Number: 2021 1 15200  
 Adjourned Tax Parcel: 05-050-017  
 to Real Debt: \$207,751.00  
 12/9/2022 Attorney for Plt: Alicia Sandoval  
 WILMINGTON SAVINGS FUND SOCIETY FSB NOT INDIVIDUALLY BUT SOLELY AS  
 TRUSTEE FOR NATIONSTAR HECM ACQUISITION TRUST 2020-1 VS. RONALD C.  
 LITTLE JR., IN HIS CAPACITY AS KNOWN HEIR OF MARY ANN LITTLE,  
 DECEASED; GARY F. LITTLE IN HIS CAPACITY AS KNOWN HEIR OF MARY ANN  
 LITTLE DECEASED; DEBRA A. HOOD AKA DEBRA MANNOCCHI IN HER CAPACITY  
 AS KNOWN HEIR OF MARY ANN LITTLE DECEASED; DONNA L. MCTAMNEY IN  
 HER CAPACITY AS KNOWN HEIR OF MARY ANN LITTLE DECEASED; UNKNOWN  
 HEIRS, SUCCESSORS, AND ASSIGNS AND ALL PERSONS, FIRMS OR  
 ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST UNDER MARY ANN  
 LITTLE DECEASED; 88 CORAL LANE, LEVITTOWN. MESSUAGE AND TRACT IN  
 THE TOWNSHIP OF BRISTOL.

- 47 Writ of Execution: 2020-05109  
Receipt Number: 2022 1 05582  
Adjourned to Tax Parcel: 26-008-054  
Real Debt: \$236,210.86  
11/10/2022 Attorney for Plt: Christopher DeNardo  
REVERSE MORTGAGE FUNDING LLC VS. JOHN A. SUNDBERG, 113 DOLLY LANE,  
CHALFONT. MESSUAGE AND TRACT IN THE TOWNSHIP OF NEW BRITAIN.
- 48 Writ of Execution: 2020-05295  
Receipt Number: 2022 1 03218  
Adjourned to Tax Parcel: 13-041-082  
Real Debt: \$199,957.69  
12/9/2022 Attorney for Plt: Danielle DiLeva  
WILMINGTON SAVINGS FUND SOCIETY FSB AS OWNER TRUSTEE OF THE  
RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-E VS. EDWARD J. CIELINSKI,  
DENISE K. CIELINSKI, 30 PRIMROSE LANE, LEVITTOWN. MESSUAGE AND TRACT  
IN THE TOWNSHIP OF FALLS.
- 49 Writ of Execution: 2020-05472  
Receipt Number: 2022 1 08057  
Adjourned to Tax Parcel: 05-061-328-005-001; 05-061-328-005-002; 05-061-328-005-005  
Real Debt: \$2,937,293.17  
11/10/2022 Attorney for Plt: Brendan Gerard Corrigan  
JRCH HOLDINGS, LLC VS. FPK PROPERTIES LLC, LASALLE INVESTMENTS, LLC,  
1234 HAYES BOULEVARD, UNITS 1, 2 AND 5, BRISTOL. MESSUAGE AND TRACT IN  
THE TOWNSHIP OF BRISTOL.
- 50 Writ of Execution: 2020-05489  
Receipt Number: 2022 1 08191  
Adjourned to Tax Parcel: 41-018-106  
Real Debt: \$598,315.82  
11/10/2022 Attorney for Plt: Matthew Fallings  
TIAA, FSB, FORMALLY KNOWN AS EVERBANK VS. MICHAEL KAGAN AKA  
MICHAEL KAGEN SOLELY IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE  
OF IRVING KAGAN, DECEASED, 6968 UPPER YORK ROAD, NEW HOPE. MESSUAGE  
AND TRACT IN THE TOWNSHIP OF SOLEBURY.
- 51 Writ of Execution: 2021-00633  
Receipt Number: 2022 1 02617  
Adjourned to Tax Parcel: 42-012-116  
Real Debt: \$159,974.73  
11/10/2022 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.

0 Writ of Execution: 2021-01009  
 Receipt Number: 2021 1 14691 **Sold to Gokul Putumbaka**  
**\$1,045,000.00**  
 From Tax Parcel: 49-009-003-001  
 9/9/2022 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.

52 Writ of Execution: 2021-01053  
 Receipt Number: 2022 1 07877 **Sold to Attorney**  
**\$1,248.59**  
 Tax Parcel: 22-013-117  
 Real Debt: \$236,158.85  
 Attorney for Plt: M. Troy Freedman  
 ROCKET MORTGAGE LLC VS. UNKNOWN HEIRS, DEVISEES AND PERSONAL  
 REPRESENTATIVES OF ROBERT R. REED DECEASED, 150 S. MYRTLEWOOD  
 AVENUE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.

53 Writ of Execution: 2021-01449  
 Receipt Number: 2022 1 05965  
 Off Tax Parcel: 08-011-041-022D100  
 Real Debt: \$8,702.44  
 Attorney for Plt: Bradley Davis  
 VALLEY HOUSE CONDOMINIUM ASSOCIATION VS. CHARLES BARGER AKA  
 CHARLES E. BARGER, SR., BERNICE C. BARGER, FRANK BARGER AKA FRANK L.  
 BARGER, 403 SOUTH MAIN STREET, UNIT D100, DOYLESTOWN. MESSUAGE AND  
 TRACT IN THE BOROUGH OF DOYLESTOWN.

54 Writ of Execution: 2021-02706  
 Receipt Number: 2022 1 02440  
 Adjourned Tax Parcel: 35-002-272  
 to Real Debt: \$136,579.19  
 11/10/2022 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.

55 Writ of Execution: 2021-03148  
 Receipt Number: 2022 1 01376 **Sold to Attorney**  
**\$1,196.36**  
 From Tax Parcel: 02-023-153  
 8/12/2022 Real Debt: \$228,838.40  
 Sale Attorney for Plt: Christopher DeNardo  
 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY  
 BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST VS. ANTHONY  
 BOWMAN, 848 CEDAR AVENUE, BENSALEM. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF BENSALEM.

- 56 Writ of Execution: 2021-04543  
Receipt Number: 2022 1 02954  
Adjourned Tax Parcel: 48-012-015-00F-045  
to Real Debt: \$190,283.69  
12/9/2022 Attorney for Plt: Robert Crawley  
LONGBRIDGE FINANCIAL, LLC VS. LISA M. JANDA AKA LISA DONLAN IN HER  
CAPACITY AS HEIR OF IRENE DONLAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER IRENE DONLAN, 45 BELMONT STATION UNIT 45,  
SOUTHAMPTON. MESSUAGE AND TRACT IN UPPER SOUTHAMPTON TOWNSHIP.
- 57 Writ of Execution: 2021-05265  
Receipt Number: 2022 1 00126  
Adjourned Tax Parcel: 05-048-264  
to Real Debt: \$207,051.52  
12/9/2022 Attorney for Plt: Robert Flacco  
CASCADE FUNDING MORTGAGE TRUST HB1 VS. LOIS L. GRIFFITH, 9  
HUCKLEBERRY LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP  
OF BRISTOL.
- 58 Writ of Execution: 2021-05396  
Receipt Number: 2022 1 07235  
Adjourned Tax Parcel: 35-009-203  
to Real Debt: \$183,305.88  
12/9/2022 Attorney for Plt: Robert Crawley  
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR  
MORTGAGE ASSETS MANAGEMENT SERIES I TRUST VS. DEBRA A. NASE AS  
EXECUTOR AND HEIR OF EDWARD WARRIS AKA EDWARD T. WARRIS; JEFFREY  
NASE AS EXECUTOR AND HEIR OF EDWARD WARRIS AKA EDWARD T. WARRIS;  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER  
EDWARD WARRIS AKA EDWARD T. WARRIS, 39 N. PENROSE STREET,  
QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- 59 Writ of Execution: 2021-05489  
Receipt Number: 2022 1 05365  
Adjourned Tax Parcel: 06-033-040  
to Real Debt: \$392,581.25  
12/9/2022 Attorney for Plt: Robert Flacco  
PHH MORTGAGE CORPORTION VS. NANCY TOWLE; RICHARD TOWLE, 2980  
YORKSHIRE ROAD, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
BUCKINGHAM.
- 60 Writ of Execution: 2022-00044  
Receipt Number: 2022 1 05681  
Off Tax Parcel: 02-044-156  
Real Debt: \$280,521.02  
Attorney for Plt: Jacqueline McNally  
AJAX MORTGAGE LOAN TRUST 2019-H, MORTGAGE-BACKED SECURITIES, SERIES  
2019-H, BY U.S. BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE VS.  
JOHN W. CATALANO, SANDRA L. CATALANO, THE UNITED STATES OF AMERICA,  
3604 PEACH TREE LANE, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP  
OF BENSLEM.

- 61 Writ of Execution: 2022-00048  
Receipt Number: 2022 1 05075  
Adjourned to 11/10/2022 Tax Parcel: 23-04-026  
Real Debt: \$155,858.96  
Attorney for Plt: Leon Haller  
PENNSYLVANIA HOUSING FINANCE AGENCY VS. NATALIE M. BEM, RACHAEL L. STYCZYNSKI, 11 LUCKY LANE, QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF MILFORD.
- 62 Writ of Execution: 2022-00151  
Receipt Number: 2022 1 03000  
Adjourned to 1/13/2023 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.
- 63 Writ of Execution: 2022-00259  
Receipt Number: 2022 1 06473  
Adjourned to 12/9/2022 Tax Parcel: 02-018-029  
Real Debt: \$200,965.98  
Attorney for Plt: Kenya Bates  
CITIMORTGAGE, INC. VS. STEVEN W. VANCE, 4553 NORTH RIVER DRIVE, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 64 Writ of Execution: 2022-00323  
Receipt Number: 2022 1 05879  
Adjourned to 11/10/2022 Tax Parcel: 05-011-275  
Real Debt: \$290,352.44  
Attorney for Plt: Kenya Bates  
PHH MORTGAGE CORPORATION VS. PABLO PEREZ, SARAH E. WILSON AKA SARAH E. PEREZ, 1031 FIRST AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 65 Writ of Execution: 2022-00404  
Receipt Number: 2022 1 08041  
Off Tax Parcel: 31-004-022  
Real Debt: \$144,043.34  
Attorney for Plt: Christopher Mahoney  
THE FIRST NATIONAL BANK AND TRUST COMPANY OF NEWTOWN VS. THOMAS D. GAUDET, ANDREA GAUDET, 32 ASPEN DRIVE, IVYLAND. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 66 Writ of Execution: 2022-00459  
Receipt Number: 2022 1 03200  
Adjourned to 12/9/2022 Tax Parcel: 13-019-033  
Real Debt: \$245,817.35  
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.

- 67 Writ of Execution: 2022-00732  
Receipt Number: 2022 1 05680  
Adjourned Tax Parcel: 35-004-080  
to Real Debt: \$180,481.21  
12/9/2022 Attorney for Plt: Robert Flacco  
LOANCARE, LLC VS. WILLIAM WRIGHT, STEPHANIE WRIGHT, 317 SOUTH 11TH STREET, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- 68 Writ of Execution: 2022-00962  
Receipt Number: 2022 1 08285  
Adjourned Tax Parcel: 05-037-220  
to Real Debt: \$207,536.22  
12/9/2022 Attorney for Plt: Powers Kirn LLC  
WELLS FARGO BANK, N.A. VS. DAVID A. LAUB, JR., 27 GOLDENRIDGE DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 69 Writ of Execution: 2022-01041  
Receipt Number: 2022 1 07588  
Adjourned Tax Parcel: 13-029-199  
to Real Debt: \$180,482.25  
12/9/2022 Attorney for Plt: Robert Crawley  
MORTGAGE ASSETS MANAGEMENT, LLC VS. SUSAN N. KEEN, 649 CAMPUS DRIVE, PERKASIE. MESSUAGE AND TRACT IN THE TOWNSHIP OF EAST ROCKHILL.
- 70 Writ of Execution: 2022-01108  
Receipt Number: 2022 1 08058  
Adjourned Tax Parcel: 50-060-114  
to Real Debt: \$304,172.03  
12/9/2022 Attorney for Plt: Jacqueline McNally  
AJAX MORTGAGE LOAN TRUST 2021-G MORTGAGE BACKED SECURITIES SERIES 2021-G VS. SUSAN P. ELLIS, WALTER H. ELLIS, 870 GERANIUM DRIVE, WARRINGTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARRINGTON.
- 71 Writ of Execution: 2022-01355  
Receipt Number: 2022 1 08349  
Tax Parcel: 05-037-016  
Real Debt: \$223,115.97  
Attorney for Plt: Lindsey Snavely  
CENTRIC BANK VS. JOSEPH F. KISS, 5921 EMILIE ROAD AKA BRISTOL EMILIE ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 72 Writ of Execution: 2022-01364  
Receipt Number: 2022 1 08990  
Adjourned Tax Parcel: 49-026-006  
to Real Debt: \$190,946.96  
12/9/2022 Attorney for Plt: Michael McKeever  
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.

73 Writ of Execution: 2022-01368  
Receipt Number: 2022 1 08192  
Adjourned Tax Parcel: 31-061-114  
to Real Debt: \$180,207.23  
11/10/2022 Attorney for Plt: Robert Saldutti  
1ST COLONIAL COMMUNITY BANK VS. KAREN S. ROSEN AKA KAREN S. ROSEN-  
WALLACE, ALAN WALLACE, 239 SYDNEY ROAD, HOLLAND. MESSUAGE AND  
TRACT IN THE TOWNSHIP OF NORTHAMPTON.

74 Writ of Execution: 2022-01638  
Receipt Number: 2022 1 08059  
Adjourned Tax Parcel: 02-049-695  
to Real Debt: \$197,784.12  
12/9/2022 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.