

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 Thursday, November 10, 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 Tax Parcel: 51-023-188  
 to Real Debt: \$281,091.73  
 1/13/2023 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  
 Off 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: 2015-07867  
 Receipt Number: 2022 1 06093  
 Off 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.
- 4 Writ of Execution: 2015-07900  
 Receipt Number: 2022 1 09628  
 Tax Parcel: 39-008-366-404  
 Real Debt: \$84,789.91  
 Attorney for Plt: Michael McKeever  
 NEW PENN FINANCIAL LLC DBA SHELLPOINT MORTGAGE SERVICING VS. DONALD W. PRICE, 404 MEWS DRIVE, SELLERSVILLE. MESSUAGE AND TRACT PARTLY IN THE BOROUGH OF SELLERSVILLE AND PARTLY IN THE BOROUGH OF PERKASIE.
- 5 Writ of Execution: 2016-01595  
 Receipt Number: 2020 1 02502  
 Off Tax Parcel: 20-041-041  
 Real Debt: \$339,623.09  
 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.

**Sold to Michael Fingerman  
 \$172,000.00**

- 6 Writ of Execution: 2016-04816  
Receipt Number: 2022 1 04369  
Adjourned to 1/13/2023 Tax Parcel: 02-094-179  
Real Debt: \$26,810.57  
Attorney for Plt: Katherine Wolf  
BENSALEM VILLAGE CONDOMINIUM ASSOCIATION VS. ROMAN SEMKIW,  
BARBARA SEMKIW, 579 SOUTH MOUNT VERNON CIRCLE, BENSALEM. MESSUAGE  
AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 7 Writ of Execution: 2016-08036  
Receipt Number: 2022 1 04241  
Off Tax Parcel: 05-009-306-001  
Real Debt: \$214,773.33  
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.
- 8 Writ of Execution: 2017-00754  
Receipt Number: 2020 1 17416  
Off Tax Parcel: 30-011-164-002  
Real Debt: \$3,234.58  
Attorney for Plt: Robert Daday  
PALISADES SCHOOL DISTRICT VS. CHARLES HOFFMAN, MARIENSTEIN ROAD,  
OTTSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF NOCKAMIXON.
- 9 Writ of Execution: 2017-01800  
Receipt Number: 2022 1 09481  
Off Tax Parcel: 22-057-049-0G4  
Real Debt: \$547,916.55  
Attorney for Plt: Paul Ort  
SUMMIT BRIDGE NATIONAL INVESTMENTS VIII LLC VS. RUSSEL S. BLEILER III,  
SHARON C. BLEILER, 360 MIDDLETOWN BOULEVARD, UNIT G-4, AKA UNIT G-406  
AKA SUITE 406, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
MIDDLETOWN.
- 10 Writ of Execution: 2017-02889  
Receipt Number: 2022 1 05859  
Adjourned to 12/9/2022 Tax Parcel: 06-021-100-001  
Real Debt: \$1,069,584.83  
Attorney for Plt: Benjamin Hoen  
LSF9 MASTER PARTICIPATION TRUST VS. JON C. CUTLER AND JEANNE A.  
CUTLER, 1249 PINEVILLE ROAD, NEW HOPE. MESSUAGE AND TRACT IN THE  
TOWNSHIP OF BUCKINGHAM.
- 11 Writ of Execution: 2017-03139  
Receipt Number: 2022 1 04623  
Adjourned to 12/9/2022 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, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.

12 Writ of Execution: 2017-03723  
 Receipt Number: 2022 1 09779  
 Adjourned Tax Parcel: 22-085-029  
 to Real Debt: \$594,952.64  
 1/13/2023 Attorney for Plt: Patrick Wesner  
 WILMINGTON SAVINGS FUND SOCIETY FSB AS TRUSTEE OF UPLAND MORTGAGE  
 LOAN TRUST A VS. OLEG ZHUIKO, NATALIA ZHUIKO, 350 LAUREL OAKS DRIVE,  
 LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.

13 Writ of Execution: 2017-06258  
 Receipt Number: 2021 1 12005  
 Adjourned Tax Parcel: 05-038-230  
 to Real Debt: \$168,005.69  
 1/13/2023 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.

14 Writ of Execution: 2017-06747  
 Receipt Number: 2022 1 06470  
 From Tax Parcel: 05-012-321  
 9/9/2022 Real Debt: \$227,914.67  
 Sale 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.

**Sold to Attorney**  
**\$1,335.15**

15 Writ of Execution: 2017-07226  
 Receipt Number: 2022 1 07287  
 From Tax Parcel: 15-028-125-006  
 10/14/2022 Real Debt: \$372,437.00  
 Sale 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.

**Sold to Attorney**  
**\$1,201.50**

16 Writ of Execution: 2018-00256  
 Receipt Number: 2022 1 10091  
 Adjourned Tax Parcel: 31-036-247  
 to Real Debt: \$248,569.15  
 1/13/2023 Attorney for Plt: Jill Fein  
 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.

17 Writ of Execution: 2018-00902  
 Receipt Number: 2022 1 06596  
 From Tax Parcel: 41-002-060-005  
 9/9/2022 Real Debt: \$2,492,915.92  
 Sale 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.

**Sold to Attorney**  
**\$1,349.41**

- 18 Writ of Execution: 2018-01457  
 Receipt Number: 2022 1 08286 **Sold to Michael Fingerman**  
 From Tax Parcel: 42-008-032-003 **\$148, 000.00**  
 10/14/2022 Real Debt: \$50,355.76  
 Sale 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: 2018-01850  
 Receipt Number: 2022 1 09871 **Sold to Attorney**  
 Tax Parcel: 13-042-294 **\$1,186.00**  
 Real Debt: \$420,570.74  
 Attorney for Plt: Cristina L Connor  
 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT  
 SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT VS. THOMAS H.  
 KELLY, 18 NEWBERRY LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF FALLS.
- 20 Writ of Execution: 2018-02073  
 Receipt Number: 2022 1 06592  
 Adjourned to Tax Parcel: 05-011-228  
 1/13/2023 Real Debt: \$133,957.26  
 Attorney for Plt: Powers Kim 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.
- 21 Writ of Execution: 2018-02270  
 Receipt Number: 2019 1 10584  
 Adjourned to Tax Parcel: 13-041-248  
 1/13/2023 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.
- 22 Adjour.**  
**to 12/9/22**
- 23 Writ of Execution: 2018-04437  
 Receipt Number: 2022 1 06979  
 Off 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.
- 24 Writ of Execution: 2018-04600  
 Receipt Number: 2022 1 08988  
 Adjourned to Tax Parcel: 22-074-095  
 3/10/2023 Real Debt: \$474,399.67  
 Attorney for Plt: Adam Friedman  
 U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN  
 2016 SC6 TITLE TRUST VS. THOMAS F. CRAWFORD, JOAN T. CRAWFORD, UNITED  
 STATES OF AMERICA, 1361 TAYLOR DRIVE, LANGHORNE. MESSUAGE AND TRACT  
 IN THE TOWNSHIP OF MIDDLETOWN.

- 25 Writ of Execution: 2018-04788  
Receipt Number: 2022 1 01770  
Adjourned Tax Parcel: 05-075-024  
to Real Debt: \$244,261.58  
1/13/2023 Attorney for Plt: Powers Kim LLC  
PENNYMAC LOAN SERVICES VS. LINDA BROWN, BRADLEY S. BROWN AKA  
BRADLEY BROWN, THE UNITED STATES OF AMERICA, 32 JONQUIL LANE,  
LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 26 Writ of Execution: 2018-05125  
Receipt Number: 2018 1 20070  
Off Tax Parcel: 36-039-044-003  
Real Debt: \$246,385.91  
Attorney for Plt: Stephen Hladik  
MTGLQ INVESTORS, LP VS. JAMES M. STREFELER, JULIE E. STREFELER, 66 ROCKY  
RIDGE ROAD, QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
RICHLAND.
- 27 Writ of Execution: 2018-06011  
Receipt Number: 2021 1 12848  
Adjourned Tax Parcel: 02-049-114  
to Real Debt: \$332,095.21  
12/9/2022 Attorney for Plt: Terrence McCabe  
U.S BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST VS. TIMOTHY  
P. BECKEL, JEANETTE BECKEL A/K/A JEANETTE P. BECKEL, 2472 BRANDON  
COURT, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 28 Writ of Execution: 2018-06590  
Receipt Number: 2022 1 09504  
Adjourned Tax Parcel: 03-002-012  
to Real Debt: \$1,996.27  
12/9/2022 Attorney for Plt: Robert Daday  
PALISADES SCHOOL DISTRICT VS. NICHOLAS J. PASTORE, 1124 LONELY  
COTTAGE ROAD, UPPER BLACK EDDY. MESSUAGE AND TRACT IN THE TOWNSHIP  
OF BRIDGETON.
- 29 Writ of Execution: 2018-06608  
Receipt Number: 2022 1 09842  
Adjourned Tax Parcel: 13-034-020  
to Real Debt: \$267,646.76  
2/10/2023 Attorney for Plt: Stephen Hladik  
U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE HOLDERS  
OF THE BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2005-AC6-ASSET-  
BACKED CERTIFICATES, SERIES 2005-AC6 VS. ANNA SUCHOCKA, JANUSZ  
CHWASTOWICZ, 503 CURTIS DRIVE, MORRISVILLE. MESSUAGE AND TRACT IN  
THE TOWNSHIP OF FALLS.
- 30 Writ of Execution: 2018-06950  
Receipt Number: 2022 1 09748  
Off Tax Parcel: 05-059-206  
Real Debt: \$3,180.33  
Attorney for Plt: Robert Daday  
BRISTOL TOWNSHIP VS. REGINALD JAMES, DANIELLE Y. JAMES, 816 OLD  
ORCHARD LANE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
BRISTOL.

- 31 Writ of Execution: 2018-07128  
 Receipt Number: 2022 1 08987  
 Adjourned to 1/13/2023 Tax Parcel: 22-016-082 & 22-016-083  
 Real Debt: \$260,786.42  
 Attorney for Plt: Robert Flacco  
 REVERSE MORTGAGE SOLUTIONS INC. VS. BARBARA BALOG, 1635 WINTER AVENUE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 32 Writ of Execution: 2018-07491  
 Receipt Number: 2021 1 13300  
 From 10/14/2022 Tax Parcel: 04-023-025  
 Real Debt: \$86,174.52  
 Sale 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. **Sold to Harvey Mindel \$146,000.00**
- 33 Writ of Execution: 2019-00022  
 Receipt Number: 2022 1 04443  
 Off 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.
- 34 Writ of Execution: 2019-00477  
 Receipt Number: 2019 1 11475  
 Adjourned to 1/13/2023 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.
- 35 Writ of Execution: 2019-00631  
 Receipt Number: 2022 1 01771  
 Adjourned to 1/13/2023 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.
- 36 Writ of Execution: 2019-00913  
 Receipt Number: 2022 1 08656  
 Adjourned to 12/9/2022 Tax Parcel: 20-013-030  
 Real Debt: \$313,683.98  
 Attorney for Plt: Sarah Elia  
 VANDERBUILT MORTGAGE AND FINANCE LLC. VS. ROBERT BUSER, 166 NORTH HAWTHORNE AVENUE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.

- 37 Writ of Execution: 2019-01495  
Receipt Number: 2021 1 03258  
Adjourned Tax Parcel: 13-026-095  
to Real Debt: \$176,937.37  
1/13/2023 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 Tax Parcel: 05-072-028  
to Real Debt: \$171,158.91  
1/13/2023 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: 2019-03519  
Receipt Number: 2022 1 09954  
Adjourned Tax Parcel: 05-018-034  
to Real Debt: \$181,215.60  
1/13/2023 Attorney for Plt: Matthew Fallings  
PHH MORTGAGE CORPORATION VS. JASON C. SMITH, LOREAN E. SMITH, 1749  
WILLOW AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
BRISTOL.
- 40 Writ of Execution: 2019-03808  
Receipt Number: 2022 1 09780  
Off Tax Parcel: 31-019-121-001  
Real Debt: \$594,324.76  
Attorney for Plt: Pincus Law Group  
MORTGAGE MANAGEMENT ASSETS, LLC. vs. KIMBERLY ANN MCDOWELL, IN HER  
CAPACITY AS HEIR OF CHRISTINE A. REICH, DECEASED; JOHN P. REICH, JR A/K/A  
JAY REICH, IN HIS CAPACITY AS HEIR OF CHRISTINE A. REICH, DECEASED;  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER  
CHRISTINE A. REICH, DECEASED, 55 HILLTOP DRIVE, SOUTHAMPTON. MESSUAGE  
AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 41 Writ of Execution: 2019-04475  
Receipt Number: 2022 1 09844  
Off Tax Parcel: 26-023-005  
Real Debt: \$408,568.67  
Attorney for Plt: Pincus Law Group  
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST VS. RICHARD  
D. HELM AKA RICHARD HELM, DIANNA C. HELM, 5 BROOKDALE ROAD,  
DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF NEW BRITAIN.

- 42 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  
1/13/2023 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.
- 43 Writ of Execution: 2019-05305  
Receipt Number: 2022 1 07587  
Adjourned Tax Parcel: 21-008-032-020  
to Real Debt: \$308,666.20  
1/13/2023 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.
- 44 Writ of Execution: 2019-05503  
Receipt Number: 2022 1 00948  
Adjourned Tax Parcel: 02-091-097  
to Real Debt: \$235,951.61  
1/13/2023 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, BENSALAM. MESSUAGE AND TRACT IN THE  
TOWNSHIP OF BENSALAM.
- 45 Writ of Execution: 2019-05667  
Receipt Number: 2022 1 06465  
Off Tax Parcel: 26-003-156  
Real Debt: \$470,662.15  
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.
- 46 Writ of Execution: 2019-05981  
Receipt Number: 2020 1 03952  
Adjourned Tax Parcel: 35-016-018  
to Real Debt: \$136,630.13  
12/9/2022 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.



- 47 Writ of Execution: 2019-06003  
Receipt Number: 2022 1 10090  
Adjourned to 1/13/2023 Tax Parcel: 20-014-128-627-00B  
Real Debt: \$294,272.84  
Attorney for Plt: Robert Crawley  
DITECH FINANCIAL LLC. VS. LIA O'LEARY, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF KEVIN O'LEARY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KEVIN O'LEARY, 627B ROSE HOLLOW DRIVE, YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 48 Writ of Execution: 2019-06405  
Receipt Number: 2022 1 05682  
Adjourned to 12/9/2022 Tax Parcel: 20-014-128-627-00A  
Real Debt: \$149,945.48  
Attorney for Plt: Emmanuel Argentieri  
SELECT PORTFOLIO SERVICING, INC. VS. MARLENA VENTURA, 627A ROSE HOLLOW DRIVE, YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 49 Writ of Execution: 2019-06549  
Receipt Number: 2022 1 09843  
Adjourned to 1/13/2023 Tax Parcel: 05-008-416  
Real Debt: \$157,166.61  
Attorney for Plt: Michael McKeever  
WILMINGTON SAVINGS FUND SOCIETY, FSB DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST VS. DAVID JERRI, IN HIS CAPACITY AS HEIR OF BOBBY A. OWENS A/K/A BOBBIE A. OWENS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BOBBY A. OWENS A/K/A BOBBIE A. OWENS, DECEASED, 400 LOUISE AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 50 Writ of Execution: 2019-06853  
Receipt Number: 2022 1 08489  
Adjourned to 12/9/2022 Tax Parcel: 05-012-037-001  
Real Debt: \$247,169.47  
Attorney for Plt: Matthew Fallings  
AMERI HOME MORTGAGE COMPANY, LLC VS. BRENDA G. MARTIN, 1405 PENNSYLVANIA AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 51 Writ of Execution: 2019-07085  
Receipt Number: 2022 1 04377  
Off Tax Parcel: 53-015-054 & 53-015-057  
Real Debt: \$127,071.05  
Attorney for Plt: Gregory Javardian  
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, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF WRIGHTSTOWN.

- 52 Writ of Execution: 2019-07396  
Receipt Number: 2022 1 10092  
Off Tax Parcel: 24-003-031  
Real Debt: \$112,217.24  
Attorney for Plt: Padgett Law Group  
WELLS FARGO BANK NA S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION VS. SERGIO CASTRO AKA SERGIO CASTRO JR AKA SERGIO CASTRO RIVERA DECEASED, TAMMY L. BRESNEN AKA TAMI L. CASTRO AKA TAMMI BRESNEN IN HER CAPACITY AS HEIR OF SERGIO CASTRO AKA SERGIO CASTRO, JR. AKA SERGIO CASTRO RIVERA, DECEASED; SERGIO CASTRO IN HIS CAPACITY AS HEIR OF SERGIO CASTRO AKA SERGIO CASTRO JR AKA SERGIO CASTRO RIVERA DECEASED; JACOB CASTRO IN HIS CAPACITY AS HEIR OF SERGIO CASTRO AKA SERGIO CASTRO JR DECEASED, RUBEN BRESNEN IN HIS CAPACITY AS HEIR OF SERGIO CASTRO AKA SERGIO CASTRO JR AKA SERGIO CASTRO RIVERA DECEASED, MINOR DEFENDANT 1 AS HEIR OF SERGIO CASTRO AKA SERGIO CASTRO JR AKA SERGIO CASTRO RIVERA, 571 ELBRIDGE ROAD, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF MORRISVILLE.
- 53 Writ of Execution: 2019-07883  
Receipt Number: 2022 1 03876  
Adjourned to 1/13/2023 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.
- 54 Writ of Execution: 2019-08354  
Receipt Number: 2022 1 04445  
Adjourned to 1/13/2023 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. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 55 Writ of Execution: 2019-08766  
Receipt Number: 2022 1 08989  
Adjourned to 2/10/2023 Tax Parcel: 09-028-016  
Real Debt: \$460,118.72  
Attorney for Plt: Robert Crawley  
REVERSE MORTGAGE SOLUTIONS INC. VS. MICHELE GIASONE, JOSEPH A. GIASONE, 124 ROGERS ROAD, FURLONG. MESSUAGE AND TRACT IN THE TOWNSHIP OF DOYLESTOWN.
- 56 Writ of Execution: 2020-00862  
Receipt Number: 2022 1 08991  
Off Tax Parcel: 39-007-014  
Real Debt: \$41,123.76  
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.

- 57 Writ of Execution: 2020-00949  
Receipt Number: 2022 1 04494  
Adjourned to 12/9/2022 Tax Parcel: 05-073-116  
Real Debt: \$5,267,163.19  
Attorney for Plt: Amar Agrawal  
NOAH BANK VS. HR PENN, LLC., 6201 BRISTOL PIKE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 58 Writ of Execution: 2020-01530  
Receipt Number: 2022 1 00886  
Adjourned to 1/13/2023 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.
- 59 Writ of Execution: 2020-01790  
Receipt Number: 2022 1 05880  
Adjourned to 1/13/2023 Tax Parcel: 02-050-122  
Real Debt: \$277,225.97  
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.
- 60 Writ of Execution: 2020-01839  
Receipt Number: 2022 1 05583  
Off Tax Parcel: 07-001-019  
Real Debt: \$293,313.73  
Attorney for Plt: Alicia Sandoval  
NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY VS. PATRICIA PLUMMER, 11 W. PEACE VALLEY ROAD, CHALFONT. MESSUAGE AND TRACT IN THE BOROUGH OF CHALFONT.
- 61 Writ of Execution: 2020-01949  
Receipt Number: 2022 1 05785  
Adjourned to 1/13/2023 Tax Parcel: 05-026-185  
Real Debt: \$164,884.25  
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.
- 62 Writ of Execution: 2020-02023  
Receipt Number: 2022 1 09395  
Adjourned to 12/9/2022 Tax Parcel: 05-008-351  
Real Debt: \$266,533.11  
Attorney for Plt: Adam Friedman  
U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE OF THE IGLOO SERIES IV TRUST VS. TERELLE DORCEUS AKA TERELLE DORCEUS, FREDRINA DORCEUS, 301 LOUISE AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

- 63 Writ of Execution: 2020-05082  
 Receipt Number: 2022 1 05074 **Sold to Attorney**  
 From Tax Parcel: 15-028-144 **\$1,219.50**  
 9/9/2022 Real Debt: \$468,665.76  
 Sale 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.
- 64 Writ of Execution: 2020-05109  
 Receipt Number: 2022 1 05582 **Sold to Oleksandr Dimov**  
 From Tax Parcel: 26-008-054 **\$191,200.00**  
 10/14/2022 Real Debt: \$236,210.86  
 Sale 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.
- 65 Writ of Execution: 2020-05296  
 Receipt Number: 2022 1 08311  
 Adjoined Tax Parcel: 51-011-012 & 51-011-011  
 to Real Debt: \$74,356.46  
 1/13/2023 Attorney for Plt: Matthew Fallings  
 ASPEN PROPERTIES GROUP, LLC AS TRUSTEE OF AG3 REVOCABLE TRUST VS.  
 MICHAEL A. LAZAR, 2034 WOODLAND AVENUE, JAMISON. MESSUAGE AND TRACT  
 IN THE TOWNSHIP OF WARWICK.
- 66 Writ of Execution: 2020-05472 **Sold to Attorney**  
 Receipt Number: 2022 1 08057  
 From Tax Parcel: 05-061-328-005-001; 05-061-328-005-002; 05-061-328-005-005  
 10/14/2022 Real Debt: \$2,937,293.17 **\$1,408.82**  
 Sale 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.
- 67 Writ of Execution: 2020-05489  
 Receipt Number: 2022 1 08191  
 Adjoined Tax Parcel: 41-018-106  
 to Real Debt: \$598,315.82  
 1/13/2023 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.
- 68 Writ of Execution: 2020-05499  
 Receipt Number: 2021 1 00506  
 Adjoined Tax Parcel: 42-004-083-005  
 to Real Debt: \$76,056.93  
 2/10/2023 Attorney for Plt: Kelly Eberle  
 PENN COMMUNITY BANK FORMERLY KNOWN AS FIRST SAVINGS BANK OF  
 PERKASIE VS. JASON THOMAS KRAMER, HEATHER LYNN BUSKIRK, 2088 SALEM  
 ROAD, COOPERSBURG. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 SPRINGFIELD.

- 69 Writ of Execution: 2020-06540  
 Receipt Number: 2022 1 10093  
 Adjourned Tax Parcel: 31-019-010  
 to Real Debt: \$223,189.75  
 3/10/2023 Attorney for Plt: John McAneney  
 HATBORO FEDERAL SAVINGS VS. MICHAEL MACDONALD, JOAN MACDONALD, 95  
 FAIRHILL DRIVE, CHURCHVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 NORTHAMPTON.
- 70 Writ of Execution: 2020-06643  
 Receipt Number: 2022 1 00760  
 Adjourned Tax Parcel: 05-039-006  
 to Real Debt: \$180,240.01  
 1/13/2023 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.
- 71 Writ of Execution: 2021-00633  
 Receipt Number: 2022 1 02617  
 From Tax Parcel: 42-012-116  
 10/14/2022 Real Debt: \$159,974.73  
 Sale 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.
- 72 Writ of Execution: 2021-02115  
 Receipt Number: 2022 1 01471  
 Adjourned Tax Parcel: 05-043-269  
 to Real Debt: \$96,635.05  
 2/10/2023 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.
- 73 Writ of Execution: 2021-02706  
 Receipt Number: 2022 1 02440  
 Adjourned Tax Parcel: 35-002-272  
 to Real Debt: \$136,579.19  
 1/13/2023 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.
- 74 Writ of Execution: 2021-03325  
 Receipt Number: 2022 1 09503  
 Off Tax Parcel: 31-015-014-007  
 Real Debt: \$7,856.06  
 Attorney for Plt: Robert Daday  
 COUNCIL ROCK SCHOOL DISTRICT VS. MAGGIE HUA LIU, 420 BUSTLETON PIKE,  
 RICHBORO. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.

Sold to Attorney  
 \$1,361.50

- 75 Writ of Execution: 2021-03352  
 Receipt Number: 2022 1 09502  
 Off Tax Parcel: 31-040-105  
 Real Debt: \$7,168.79  
 Attorney for Plt: Robert Daday  
 COUNCIL ROCK SCHOOL DISTRICT VS. LARISA ULANOVA, 56 W. GEORGIANNA DRIVE, RICHBORO. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 76 Writ of Execution: 2021-04900  
 Receipt Number: 2021 1 14791  
 Adjourned to 2/10/2023 Tax Parcel: 22-036-191  
 Real Debt: \$288,247.63  
 Attorney for Plt: Robert Crawley  
 REVERSE MORTGAGE SOLUTIONS, INC. VS. WILLIAM O'SULLLIVAN AKA WILLIAM O. SULLIVAN, 619 PARKVIEW AVENUE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 77 Writ of Execution: 2021-04919  
 Receipt Number: 2022 1 06595  
 From 9/9/2022 Tax Parcel: 34-049-066-080  
 Real Debt: \$73,599.37  
 Sale 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.  
**Sold to Michael Spiro**  
**\$195,000.00**
- 78 Writ of Execution: 2021-06287  
 Receipt Number: 2022 1 09059  
 Adjourned to 12/9/2022 Tax Parcel: 05-077-102  
 Real Debt: \$209,877.30  
 Attorney for Plt: Christopher DeNardo  
 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 VS. ALICE HOFFMAN, 2424 WOOD AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 79 Writ of Execution: 2021-06545  
 Receipt Number: 2022 1 05860  
 From 9/9/2022 Tax Parcel: 20-022-076  
 Real Debt: \$266,985.45  
 Sale Attorney for Plt: Jessica Manis  
 CITIMORTGAGE, INC VS. CATHERINE ANNE MORRISON, 1267 UNIVERSITY DRIVE, YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.  
**Sold to Kamlesh Patel**  
**\$438,279.00**
- 80 Writ of Execution: 2022-00048  
 Receipt Number: 2022 1 05075  
 Off 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.

- 81 Writ of Execution: 2022-00185  
 Receipt Number: 2022 1 09351  
 Adjourned Tax Parcel: 21-035-123  
 to Real Debt: \$111,011.63  
 12/9/2022 Attorney for Plt: Matthew Fallings  
 LOANCARE, LLC VS. BRIAN J. NOGA, TRACY M. NOGA, 1941 OAKFORD AVENUE,  
 FEASTERVILLE TREVOSSE. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER  
 SOUTHAMPTON.
- 82 Writ of Execution: 2022-00323  
 Receipt Number: 2022 1 05879  
 From Tax Parcel: 05-011-275  
 10/14/2022 Real Debt: \$290,352.44  
 Sale 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. **Sold to Attorney**  
**\$1,324.00**
- 83 Writ of Execution: 2022-01051  
 Receipt Number: 2022 1 08986  
 Adjourned Tax Parcel: 02-066-052  
 to Real Debt: \$249,417.84  
 12/9/2022 Attorney for Plt: Robert Flacco  
 BANK OF NEW YORK MELLON TRUST COMPANY N.A. AS TRUSTEE FOR  
 MORTGAGE ASSETS MANAGEMENT SERIES 1 TRUST VS. ROBIN LAVELLE IN HER  
 CAPACITY AS HEIR OF G. JOSEPH MARTINE; LISA MARTINE IN HER CAPACITY AS  
 HEIR OF G. JOSEPH MARTINE; GREGORY J. MARTINE JR IN HIS CAPACITY AS HEIR  
 OF G. JOSEPH MARTINE; WILLIAM F. MARTINE IN HIS CAPACITY AS HEIR OF G.  
 JOSEPH MARTINE; DEAN MARTINE IN HIS CAPACITY AS HEIR OF G. JOSEPH  
 MARTINE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS  
 OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER G.  
 JOSEPH MARTINE, 686 CENTER AVENUE, BENSALEM. MESSUAGE AND TRACT IN  
 THE TOWNSHIP OF BENSALEM.
- 84 Writ of Execution: 2022-01368  
 Receipt Number: 2022 1 08192  
 Off Tax Parcel: 31-061-114  
 Real Debt: \$180,207.23  
 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.
- 85 Writ of Execution: 2022-01713  
 Receipt Number: 2022 1 06980  
 Off Tax Parcel: 12-001-013  
 Real Debt: \$360,341.02  
 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.

- 86 Writ of Execution: 2022-01805  
Receipt Number: 2022 1 09782  
Tax Parcel: 13-023-049  
Real Debt: \$190,752.64  
Attorney for Plt: Michael McKeever  
PNC BANK, NATIONAL ASSOCIATION VS. RIO DEMAIO, 35 TEABERRY LANE,  
LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.  
**Sold to RPK Holdings, LLC**  
**\$225,686.00**
- 87 Writ of Execution: 2022-01854  
Receipt Number: 2022 1 09873  
Off Tax Parcel: 05-042-242  
Real Debt: \$144,358.06  
Attorney for Plt: Matthew Fallings  
WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WAMPUS  
MORTGAGE LOAN TRUST VS. MICHAEL A. DITOMMASO AKA MICHAEL  
DITOMMASO, ROBIN E. DITOMMASO AKA ROBIN DITOMMASO, 57 DAFFODIL  
LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 88 Writ of Execution: 2022-01857  
Receipt Number: 2022 1 09781  
Off Tax Parcel: 24-008-607  
Real Debt: \$183,534.79  
Attorney for Plt: Michael McKeever  
FREEDOM MORTGAGE CORPORATION VS. NICHOLAS KULIK, 298 HARPER  
AVENUE, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF  
MORRISVILLE.
- 89 Writ of Execution: 2022-01953  
Receipt Number: 2022 1 09333  
Off Tax Parcel: 02-077-075  
Real Debt: \$12,094.88  
Attorney for Plt: Cristina L Connor  
PNC BANK, NATIONAL ASSOCIATION VS. VALERIE PALUSZYNSKI AKA VALERIE  
PEPE, JAMES PALUSZYNSKI, 4453 YATES ROAD, BENSALEM. MESSUAGE AND  
TRACT IN THE TOWNSHIP OF BENSALEM.
- 90 Writ of Execution: 2022-02065  
Receipt Number: 2022 1 09561  
Off Tax Parcel: 21-008-183  
Real Debt: \$209,297.99  
Attorney for Plt: Michael McKeever  
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.
- 91 Writ of Execution: 2022-02092  
Receipt Number: 2022 1 09332  
Adjourned to 12/9/2022 Tax Parcel: 35-006-048-037  
Real Debt: \$129,153.59  
Attorney for Plt: Matthew Fallings  
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.



- 92      Writ of Execution: 2022-02233                      **Sold to Attorney**  
          Receipt Number: 2022 1 08729                    **\$1,204.00**  
          Tax Parcel: 49-019-249  
          Real Debt: \$280,432.12  
          Attorney for Plt: Robert Flacco  
          U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY  
          BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST VS.  
          RAYMOND R. MORRISSETTE III, JENNA L. MORRISSETTE, 397 MADISON AVENUE,  
          WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.
- 93      Writ of Execution: 2022-02354  
          Receipt Number: 2022 1 09407  
Off      Tax Parcel: 31-015-012-035  
          Real Debt: \$385,341.63  
          Attorney for Plt: Terrence McCabe  
          PROVIDENT BANK F/K/A THE PROVIDENT BANK VS. DEBORAH SAVAGE, 228  
          HILLTOP DRIVE, CHURCHVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
          NORTHAMPTON.
- 94      Writ of Execution: 2022-02609  
          Receipt Number: 2022 1 09778  
Adjourned to      Tax Parcel: 13-043-044  
12/9/2022      Real Debt: \$16,611.64  
          Attorney for Plt: Christopher Mahoney  
          THE FIRST NATIONAL BANK AND TRUST COMPANY OF NEWTOWN VS. JOHN W.  
          ERDMAN, 18 NESTINGROCK LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE  
          TOWNSHIP OF FALLS.
- 95      Writ of Execution: 2022-02693  
          Receipt Number: 2022 1 09336  
Adjourned to      Tax Parcel: 11-009-002  
1/13/2023      Real Debt: \$260,391.58  
          Attorney for Plt: Stephen Hladik  
          SELECT PORTFOLIO SERVICING, INC VS. PETER MOTTA, 5209 ROUTE 212,  
          RIEGELSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.