

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, January 14, 2022 at 12:00 noon prevailing time, virtually online at <https://www.bid4assets.com>.

- 1 Writ of Execution: 2009-08837
 Receipt Number: 2021 1 11768 **Sold to Attorney**
 Tax Parcel: 37-003-071 **\$1,326.50**
 Real Debt: \$293,667.36
 Attorney for Plt: Stephen Hladik
 U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT VS. JEFFREY K. KRATZ, 3 SOUTH MAIN STREET, RICHLANDTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF RICHLANDTOWN.
- 2 Writ of Execution: 2011-09193 **Sold to Harry Liu**
 Receipt Number: 2021 1 08161 **\$411,000.00**
 From Tax Parcel: 15-032-009
 12/10/2021 Real Debt: \$794,906.47
 Sale Attorney for Plt: Patrick Wesner
 WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MASTR ASSET BACKED SECURITIES TRUST 2007-NCW, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NCW VS. LINDA EPSTEIN, 504 SWARTLEY ROAD, HATFIELD. MESSUAGE AND TRACT IN THE TOWNSHIP OF HILLTOWN.
- 3 Writ of Execution: 2015-00156
 Receipt Number: 2019 1 15368
 Adjourned Tax Parcel: 31-028-074
 to Real Debt: \$350,084.04
 5/13/2022 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.
- 4 Writ of Execution: 2015-01025
 Receipt Number: 2021-1-07268
 Adjourned Tax Parcel: 06-063-068
 to Real Debt: \$414,871.89
 3/11/2022 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.
- 5 Writ of Execution: 2015-07900
 Receipt Number: 2021-1-11434
 Adjourned Tax Parcel: 39-008-366-404
 to Real Debt: \$78,451.03
 2/11/2022 Attorney for Plt: Stephanie Walczak
 NEWREZ 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.

- 6 Writ of Execution: 2016-00095
Receipt Number: 2020 1 04717
Off Tax Parcel: 27-009-006-A14
Real Debt: \$142,138.90
Attorney for Plt: Justin Kobeski
WELLS FARGO BANK, N.A. VS. BRYAN M. BAROSH; CHRISTOPHER A. BAROSH, 350 S. RIVER ROAD, UNIT A14 AKA 350 SOUTH RIVER ROAD, NEW HOPE. MESSUAGE AND TRACT IN THE BOROUGH OF NEW HOPE.
- 7 Writ of Execution: 2016-01085
Receipt Number: 2017 1 01058
From Tax Parcel: 13-030-114
10/8/2021 Real Debt: \$310,758.56
Sale Attorney for Plt: Stephen Hladik
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR-IN-INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2006-SD2 ASSET-BACKED CERTIFICATES, SERIES 2006-SD2 VS. DIANE M. TAYLOR, 118 MARK DRIVE, MORRISVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
Sold to Attorney
\$1,750.78
- 8 Writ of Execution: 2016-01532
Receipt Number: 2021-1-11653
Adjourned to Tax Parcel: 24-012-067-001
3/11/2022 Real Debt: \$369,742.17
Attorney for Plt: Matthew Fissel
UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII VS. PERRY L. BROWN, 46 RIVERVIEW AVENUE, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF MORRISVILLE
- 9 Writ of Execution: 2016-01595
Receipt Number: 2020 1 02502
Adjourned to Tax Parcel: 20-041-041
3/11/2022 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.
- 10 Writ of Execution: 2016-01798
Receipt Number: 2021 1 11676
Adjourned to Tax Parcel: 06-008-078-001
3/11/2022 Real Debt: \$365,561.30
Attorney for Plt: Robert Flacco
REVERSE MORTGAGE SOLUTIONS INC. VS. JOYCE M. MOYER, 3614 OAK LANE, FURLONG. MESSUAGE AND TRACT IN THE TOWNSHIP OF BUCKINGHAM.
- 11 Writ of Execution: 2016-06313
Receipt Number: 2021 1 10998
Adjourned to Tax Parcel: 02-094-138
2/11/2022 Real Debt: \$209,378.92
Attorney for Plt: Meredith Wooters
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7 VS. PAUL J. GARDNER, AKA PAUL GARDNER, MIRIAM L. ELLIS, 538 PRINCETON COURT, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.

- 12 Writ of Execution: 2016-06342
 Receipt Number: 2019 1 01243
 Adjourned to 3/11/2022 Tax Parcel: 12-003-039
 Real Debt: \$158,852.35
 Attorney for Plt: Powers Kim LLC
 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS
 SERVICING, LP VS. JENNIFER THORSON, 2409 E. KOOKER AVENUE, A/K/A 2409
 KOOKER AVENUE, HOUSE E, A/K/A 2409 E. OLD BETHLEHEM PIKE A/K/A 2409
 BETHLEHEM PIKE HOUSE E, SELLERSVILLE. MESSUAGE AND TRACT IN THE
 TOWNSHIP OF EAST ROCKHILL.
- 13 Writ of Execution: 2016-06461
 Receipt Number: 2021 1 11837
 Off Tax Parcel: 23-016-002
 Real Debt: \$111,309.69
 Attorney for Plt: Meredith Wooters
 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT
 SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT VS. JOAN BEITLER
 AKA JOAN A. WETZEL AKA JOAN A. BEITLER, KENNETH WETZEL AKA KENNETH J.
 WETZEL, 2400 MILL HILL ROAD, QUAKERTOWN. MESSUAGE AND TRACT IN THE
 TOWNSHIP OF MILFORD.
- 14 Writ of Execution: 2016-07034
 Receipt Number: 2021 1 10584
 Off Tax Parcel: 48-028-011-010
 Real Debt: \$638,505.97
 Attorney for Plt: Meredith Wooters
 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE
 FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-B VS. ANDREW KAMPF AKA
 ANDREW WILLIAM KAMPF, JOANNA KAMPF AKA JOANNA M. KAMPF, THE UNITED
 STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE
 SERVICE, 1450 DONNA DRIVE, SOUTHAMPTON. MESSUAGE AND TRACT IN THE
 TOWNSHIP OF UPPER SOUTHAMPTON.
- 15 Writ of Execution: 2017-05247
 Receipt Number: 2020 1 03561
 Off Tax Parcel: 01-011-014-030
 Real Debt: \$322,516.82
 Attorney for Plt: Justin Kobeski
 U. S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RESIDENTIAL ASSET
 SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-
 THROUGH CERTIFICATES, SERIES 2006-EMX8 VS. CHRISTINE SCHWARTZ,
 JEFFREY H. SCHWARTZ, 481 BUCHANAN ROAD, PERKASIE. MESSUAGE AND
 TRACT IN THE TOWNSHIP OF BEDMINSTER.
- 16 Writ of Execution: 2017-06258
 Receipt Number: 2021 1 12005
 Adjourned to 3/11/2022 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.

- 17 Writ of Execution: 2018-00677
 Receipt Number: 2020 1 01649
 From Tax Parcel: 06-043-001
 10/8/2021 Real Debt: \$449,010.21
 Sale Attorney for Plt: Justin Kobeski
 WELLS FARGO BANK, N.A. VS. ERIKA A. HOUGH, MICHAEL E. HOUGH AKA
 MICHAEL EDWARD HOUGH, 4510 WATSON DRIVE, DOYLESTOWN. MESSUAGE AND
 TRACT IN THE TOWNSHIP OF BUCKINGHAM.
- Sold to Merino DiRuggeris
 \$501,324.00
- 18 Writ of Execution: 2018-00949
 Receipt Number: 2021 1 07173
 Adjourned Tax Parcel: 22-088-052
 to Real Debt: \$17,673.13
 3/11/2022 Attorney for Plt: Stefan Richter
 VILLAGES OF FLOWERS MILL COMMUNITY ASSOCIATION VS. LOUIS PANNELLA
 EXECUTOR OF THE ESTATE OF LOUIS R. PANNELLA, ESTATE OF LOUIS R.
 PANNELLA, UNKNOWN HEIRS OF LOUIS R. PANNELLA, 24 BLACK EYED SUSAN
 ROAD LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF
 MIDDLETOWN.
- 19 Writ of Execution: 2018-01457
 Receipt Number: 2020 1 08248
 Off Tax Parcel: 42-008-032-003
 Real Debt: \$50,355.78
 Attorney for Plt: Richard Squire
 21st MORTGAGE CORPORATION VS. BRENDA E. ISENBERG, 1887 QUARRY ROAD,
 QUAKERTOWN. MESSUAGE AND TRACT IN TOWNSHIP OF SPRINGFIELD.
- 20 Writ of Execution: 2018-02237
 Receipt Number: 2021 1 04853
 Adjourned Tax Parcel: 13-015-181
 to Real Debt: \$457,587.42
 3/11/2022 Attorney for Plt: Terrence McCabe
 LSF10 MASTER PARTICIPATION TRUST VS. DAVID S. MARLIN, DEBORAH L.
 NATAL, 810 HANFORD ROAD, FAIRLESS HILLS. MESSUAGE AND TRACT IN THE
 TOWNSHIP OF FALLS.
- 21 Writ of Execution: 2018-02270
 Receipt Number: 2019 1 10584
 Adjourned Tax Parcel: 13-041-248
 to Real Debt: \$142,262.57
 3/11/2022 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 Writ of Execution: 2018-02369
 Receipt Number: 2018 1 13961
 Adjourned Tax Parcel: 02-007-313
 to Real Debt: \$158,934.37
 4/8/2022 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 BENSLEM.

- 23 Writ of Execution: 2018-02607
 Receipt Number: 2021 1 03086
 From Tax Parcel: 49-017-405
 12/10/2021 Real Debt: \$276,827.51
 Sale Attorney for Plt: Cristina L Connor
 WELLS FARGO BANK, NA S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION VS. JAMES O. BURKS, JR. AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JAMES O. BURKS AKA JAMES O. BURKS SR; JUSTIN W. BURKS AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JAMES O. BURKS AKA JAMES O. BURKS SR; CAROLEE A. STANFIELD AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JAMES O. BURKS AKA JAMES O. BURKS SR; UNKNOWN HEIRS AND/OR ADMINISTRATOR OF THE ESTATE OF JAMES O. BURKS AKA JAMES O. BURKS SR; 635 VIOLET ROAD, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.
- Sold to Olga Mikityuk
\$314,114.00
- 24 Writ of Execution: 2018-03115
 Receipt Number: 2020 1 00833
 Adjourned to Tax Parcel: 50-044-119
 3/11/2022 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.
- 25 Writ of Execution: 2018-04455
 Receipt Number: 2020 1 04475
 Adjourned to Tax Parcel: 22-057-028-060
 3/11/2022 Real Debt: \$413,595.23
 Attorney for Plt: Brock and Scott
 WELLS FARGO BANK, N.A. VS. DANA IAN SHEER A/K/A DANA I. SHEER, TATIANA SHEER, 1259 HICKORY LANE A/K/A 1259 HICKOY LANE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 26 Writ of Execution: 2018-05934
 Receipt Number: 2021 1 11707
 Adjourned to Tax Parcel: 30-011-068
 3/11/2022 Real Debt: \$505,131.22
 Attorney for Plt: Meredith Wooters
 HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES 2004-2 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2004-2 VS. RANDALL C. JOHNSTON AKA RANDALL JOHNSTON, 4071 DURHAM ROAD, OTTSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF NOCKAMIXION.

- 27 Writ of Execution: 2018-06607
 Receipt Number: 2021 1 05534
 Adjourned to 3/11/2022 Tax Parcel: 02-068-037
 Real Debt: \$191,544.71
 Attorney for Plt: Brock and Scott
 WELLS FARGO BANK, N.A. VS. GARY GRUBB IN HIS CAPACITY AS HEIR OF JACOB ROSCOE GRUBB A/K/A JACOB R. GRUBB; TERESIA STEPP IN HER CAPACITY AS HEIR OF JACOB ROSCOE GRUBB A/K/A JACOB R. GRUBB; LAURA BERNARDO IN HER CAPACITY AS HEIR OF JACOB ROSCOE GRUBB A/K/A JACOB R. GRUBB; HUBERT STEPP IN HIS CAPACITY AS HEIR OF JACOB ROSCOE GRUBB A/K/A JACOB R. GRUBB; MARY STEPP IN HER CAPACITY AS HEIR OF JACOB ROSCOE GRUBB A/K/A JACOB R. GRUBB; SHIRLEY STEPP IN HER CAPACITY AS HEIR OF JACOB ROSCOE GRUBB A/K/A JACOB R. GRUBB; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACOB ROSCOE GRUBB A/K/A JACOB R. GRUBB; LARRY MUSTARD IN HIS CAPACITY AS HEIR OF JACOB ROSCOE GRUBB A/K/A JACOB R. GRUBB 450 ELM AVENUE, BENSLEM. MESSAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 28 Writ of Execution: 2018-07128
 Receipt Number: 2019 1 15992
 Adjourned to 3/11/2022 Tax Parcel: 22-016-082 & 22-016-083
 Real Debt: \$169,370.38
 Attorney for Plt: Robert Crawley
 REVERSE MORTGAGE SOLUTIONS INC. VS. BARBARA BALOG, 1635 WINTER AVENUE, LANGHORNE. MESSAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 29 Writ of Execution: 2019-00099
 Receipt Number: 2021 1 11975
 Tax Parcel: 09-008-009
 Real Debt: \$198,285.51
 Attorney for Plt: Michael McKeever
 COLONIAL SAVINGS F.A. VS. CLIFFORD A. HOCH JR., AMY N. HOCH, 145 SOUTH SHADY RETREAT ROAD, DOYLESTOWN. MESSAGE AND TRACT IN THE TOWNSHIP OF DOYLESTOWN.
- 30 Writ of Execution: 2019-00224
 Receipt Number: 2019 1 11066
 From 12/10/2021 Sale Tax Parcel: 30-007-041 & 30-007-040
 Real Debt: \$64,493.84
 Attorney for Plt: Robert Flacco
 WELLS FARGO BANK, N.A. S/B/M WELLS FARGO HOME MORTGAGE, INC. VS. JUDY G. ROSSI, 9113 EASTON ROAD, FERNDAL. MESSAGE AND TRACT IN THE TOWNSHIP OF NOCKAMIXION.
- 31 Writ of Execution: 2019-00749
 Receipt Number: 2020 1 03949
 From 12/10/2021 Sale Tax Parcel: 17-003-152
 Real Debt: \$268,050.71
 Attorney for Plt: Powers Kirn LLC
 WELLS FARGO BANK, N.A. VS. MARK D. LANCE, MARINE L. LANCE, 1000 JACKSONVILLE ROAD, APT. 34, WARMINSTER A/K/A IVYLAND. MESSAGE AND TRACT IN THE BOROUGH OF IVYLAND.

Sold to Attorney
 \$1,293.73

- 32 Writ of Execution: 2019-00829
Receipt Number: 2021 1 06765
Adjourned Tax Parcel: 05-043-022
to Real Debt: \$173,441.04
3/11/2022 Attorney for Plt: Brock and Scott
WELLS FARGO BANK N.A. VS. LEONARD F. HEWITT SR, INDIVIDUALLY AND IN HIS
CAPACITY AS EXECUTRIX OF THE ESTATE OF HELEN HEWITT AKA HELEN E.
HEWITT, 30 OPENWOOD LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE
TOWNSHIP OF BRISTOL.
- 33 Writ of Execution: 2019-01495
Receipt Number: 2021 1 03258
Adjourned Tax Parcel: 13-026-095
to Real Debt: \$176,937.37
3/11/2022 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.
- 34 Writ of Execution: 2019-03324
Receipt Number: 2021 1 11712
Adjourned Tax Parcel: 05-009-299
to Real Debt: \$232,413.26
2/11/2022 Attorney for Plt: Brock and Scott
TRUIST BANK FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY
VS. WILLIAM L. SHAW, MARGARET MARY SHAW AKA MARGARET MARY T.
SHAW, 1709 SUSAN AVENUE, CROYDON. MESSUAGE AND TRACT IN THE
TOWNSHIP OF BRISTOL.
- 35 Writ of Execution: 2019-03987
Receipt Number: 2019 1 17384
Adjourned Tax Parcel: 31-065-249
to Real Debt: \$78,347.54
4/8/2022 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.
- 36 Writ of Execution: 2019-04109
Receipt Number: 2021-1-11435
Adjourned Tax Parcel: 35-011-214 and 36-028-065
to Real Debt: \$139,253.98
3/11/2022 Attorney for Plt: Samantha Gable
BANK OF NEW YORK MELLON TRUST COMPANY, NA AS TRUSTEE FOR
MORTGAGE ASSETS MANAGEMENT SERIES I TRUST VS. UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER ROSE MARY SHANNON DECEASED
AND GREGORY SHANNON KNOWN HEIR OF ROSE MARY SHANNON DECEASED
AND KEVIN SHANNON KNOWN HEIR OF ROSE MARY SHANNON DECEASED AND
GLENN SHANNON KNOWN HEIR OF ROSE MARY SHANNON DECEASED, 605 EAST
BROAD STREET, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF
QUAKERTOWN.

- 37 Writ of Execution: 2019-04326
Receipt Number: 2021 1 11974
Off Tax Parcel: 35-011-183
Real Debt: \$144,848.43
Attorney for Plt: Michael McKeever
PENNSYLVANIA HOUSING FINANCE AGENCY VS. MARK A. SNIDER, 419
FAIRVIEW AVENUE, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH
OF QUAKERTOWN.
- 38 Writ of Execution: 2019-04527
Receipt Number: 2020 1 02146
Adjourned to 2/11/2022 Tax Parcel: 49-003-007-236
Real Debt: \$36,165.62
Attorney for Plt: Powers Kirn LLC
BANK OF AMERICA N.A. VS. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER JEROME D. PASTORINO, DECEASED, 1575 W. STREET ROAD,
APARTMENT 236, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF
WARMINSTER.
- 39 Writ of Execution: 2019-05375
Receipt Number: 2019 1 17093
Adjourned to 3/11/2022 Tax Parcel: 42-005-084
Real Debt: \$228,520.76
Attorney for Plt: Stephen Hladik
MTGLQ INVESTORS, L.P. VS. PAMELA J. CRAPO, 2750 GIFFERT WAY,
COOPERSBURG. MESSUAGE AND TRACT IN THE TOWNSHIP OF SPRINGFIELD.
- 40 Writ of Execution: 2019-05509
Receipt Number: 2020 1 03902
Adjourned to 3/11/2022 Tax Parcel: 34-018-0123-002
Real Debt: \$92,359.29
Attorney for Plt: Powers Kirn LLC
BANK OF AMERICA, NA VS. PAUL A. THOMPSON A/K/A PAUL THOMPSON, 7010
POINT PLEASANT PIKE A/K/A 7010 PT. PLEASANT PIKE, NEW HOPE. MESSUAGE
AND TRACT IN THE TOWNSHIP OF PLUMSTEAD.
- 41 Writ of Execution: 2019-05981
Receipt Number: 2020 1 03952
Adjourned to 3/11/2022 Tax Parcel: 35-016-018
Real Debt: \$136,630.13
Attorney for Plt: Justin Kobeski
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.
- 42 Writ of Execution: 2019-07070
Receipt Number: 2020 1 08905
Adjourned to 2/11/2022 Tax Parcel: 02-007-222
Real Debt: \$56,434.86
Attorney for Plt: Terrence McCabe
FINANCE OF AMERICA REVERSE LLC VS. KAREEM HARRIS KNOWN SURVIVING
HEIR OF RALPH WOOTEN; DORIS DAVIS KNOWN SURVIVING HEIR OF RALPH
WOOTEN; UNKNOWN SURVIVING HEIRS OF RALPH WOOTEN, 2931 CARTER ROAD,
TREVOSE. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.

- 43 Writ of Execution: 2019-07445
 Receipt Number: 2021 1 11896
 Adjourned to 2/11/2022 Tax Parcel: 05-048-295
 Real Debt: \$176,295.68
 Attorney for Plt: Michael McKeever
 NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY VS.
 KATHLEEN ACCARDI SOLELY IN HER CAPACITY AS HEIR OF CATHERINE FRYE
 DECEASED; THE UNKNOWN HEIRS OF CATHERINE FRYE DECEASED AND OF
 JAMES FRYE JR. DECEASED, 345 HOLLY DRIVE, LEVITTOWN. MESSUAGE AND
 TRACT IN THE TOWNSHIP OF BRISTOL.
- 44 Writ of Execution: 2019-07514
 Receipt Number: 2021 1 10271
 Adjourned to 3/11/2022 Tax Parcel: 02-042-201
 Real Debt: \$172,222.91
 Attorney for Plt: Powers Kirn LLC
 CITIBANK, N.A., C/O CITIMORTGAGE, INC. VS. KATHLYNN MCCLOSKEY AKA
 KATHLYNN D. MCCLOSKEY AKA KATHLYNN DECHMEROWSKI, 5038
 HUNTERSCOURT AKA 5038 HUNTERS COURT AKA 5038 HUNTERS COURT SOUTH,
 BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 45 Writ of Execution: 2019-07981
 Receipt Number: 2021-1-11654
 Tax Parcel: 33-006-010
 Real Debt: \$49,032.68
 Attorney for Plt: Robert Crawley
 CITIZENS BANK NATIONAL ASSOCIATION VS JOEL D. LEHMAN, 1001 VINE STREET,
 PERKASIE. MESSUAGE AND TRACT IN THE BOROUGH OF PERKASIE.
- 46 Writ of Execution: 2020-00092
 Receipt Number: 2021 1 03451
 Adjourned to 2/11/2022 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.
- 47 Writ of Execution: 2020-00409
 Receipt Number: 2021 1 06235
 Adjourned to 2/11/2022 Tax Parcel: 22-045-430
 Real Debt: \$370,988.72
 Attorney for Plt: Emmanuel Argentieri
 U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016
 SC6 TITLE TRUST VS. CHARLES LUDSKY; UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE
 OR INTEREST FROM OR UNDER SUSAN LUDSKY AKA SUE LUDSKY DECEASED;
 SANDRA POLAN KNOWN HEIR OF SUSAN LUDSKY AKA SUE LUDSKY DECEASED.
 27 DEEP DALE DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF
 MIDDLETOWN.

Sold to Mark Priore
 \$213,000.00

- 48 Writ of Execution: 2020-01006
 Receipt Number: 2021 1 08624 **Sold to Attorney**
 From Tax Parcel: 04-023-168 **\$1,253.18**
 11/12/2021 Real Debt: \$184,761.69
 Sale Attorney for Plt: Ashleigh Marin
 HOME POINT FINANCIAL CORPORATION VS. WILLIAM WILSON, 341 DORRANCE STREET, BRISTOL. MESSUAGE AND TRACT IN THE BOROUGH OF BRISTOL.
- 49 Writ of Execution: 2020-02572
 Receipt Number: 2021 1 09867 **Sold to Attorney**
 From Tax Parcel: 30-006-005 **\$1,275.50**
 11/12/2021 Real Debt: \$118,965.94
 Sale Attorney for Plt: Brock and Scott
 SANTANDER BANK, N.A. VS. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DANNY O'DONNELL II AKA DANNY O'DONNELL, DECEASED 18 HAYCOCK DRIVE, KINTNERSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF NOCKAMIXION.
- 50 Writ of Execution: 2020-05109
 Receipt Number: 2021 1 07144
 Adjourned to Tax Parcel: 26-008-054
 3/11/2022 Real Debt: \$224,420.17
 Attorney for Plt: Christopher DeNardo
 AMERICAN ADVISORS GROUP VS. JOHN A. SUNDBERG, 113 DOLLY LANE, CHALFONT. MESSUAGE AND TRACT IN THE TOWNSHIP OF NEW BRITAIN.
- 51 Writ of Execution: 2020-06756
 Receipt Number: 2021-1-11543
 Adjourned to Tax Parcel: 22-013-135
 2/11/2022 Real Debt: \$315,190.14
 Attorney for Plt: BRYCE MCGUIGAN
 THOMAS M. MCANANY AND LISA A. MCANANY AS SUCCESSORS TO KONDAUR CAPITAL CORPORATION VS. UNKNOWN HEIRS OF JOYCE D. ROWAN, DECEASED, 164 S. CLEARVIEW AVENUE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 52 Writ of Execution: 2021-00069
 Receipt Number: 2021 1 04370 **Sold to Attorney**
 From Tax Parcel: 35-008-293 **\$1,326.50**
 10/8/2021 Real Debt: \$207,689.76
 Sale Attorney for Plt: Stephen Hladik
 THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-7 VS. ROBERT S. MULLEN, BARBARA J. MULLEN, UNITED STATES OF AMERICA. 221 JUNIPER STREET, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.

53 Writ of Execution: 2021-02291
 Receipt Number: 2021 1 112052
 Tax Parcel: 36-052-051
 Real Debt: \$282,138.87
 Attorney for Plt: Powers Kim LLC

Sold to Steven Fonseca
\$363,000.00

WELLS FARGO BANK, N.A. VS. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA M. RITTER, DECEASED. 2200 RICHLAND TERRACE ROAD AKA 2200 RICHLAND TER, QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF RICHLAND.