

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, March 11, 2022 at 11:00 AM prevailing time, virtually online at <https://www.bid4assets.com>.

- 1      Writ of Execution: 2013-04498  
 Receipt Number: 2021 1 09832  
 Off    Tax Parcel: 51-018-084-010-006  
 Real Debt: \$33,335.57  
 Attorney for Plt: Stefan Richter  
 MILL RIDGE CONDOMINIUM ASSOCIATION VS. MARGARET R. HILLGRUBE A/K/A  
 MARGARET R. MCGINTY, MICHELLE HILLGRUBE A/K/A MICHELLE KRIER, 1419  
 ANGELA COURT, JAMISON. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 WARWICK.
- 2      Writ of Execution: 2014-03471      **Sold to Hardik Lagad**  
 Receipt Number: 2021 1 13205      **\$216,000.00**  
 From    Tax Parcel: 23-027-157  
 2/11/2022 Real Debt: \$114,083.98  
 Sale    Attorney for Plt: Michael McKeever  
 U.S BANK NATIONAL ASSOCIATION (TRUSTEE FOR THE PENNSYLVANIA  
 HOUSING FINANCE AGENCY) VS. MARIA RAMOS A/K/A MARIA D. RAMOS, JUAN  
 RUGLIANCICH AKA JUAN CARLOS RUGLIANCICH, 2598 DANIELS LANE,  
 QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF MILFORD.
- 3      Writ of Execution: 2015-01025  
 Receipt Number: 2021-1-07268  
 Adjourned to    Tax Parcel: 06-063-068  
 5/13/2022    Real Debt: \$414,871.89  
 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.
- 4      Writ of Execution: 2015-07976  
 Receipt Number: 2021 1 14692  
 Adjourned to    Tax Parcel: 44-015-062  
 4/8/2022    Real Debt: \$2,348.23  
 Attorney for Plt: Robert Daday  
 PALISADES SCHOOL DISTRICT VS. DWAYNE GROSS, 294 HEADQUARTERS ROAD,  
 ERWINNA. MESSUAGE AND TRACT IN THE TOWNSHIP OF TINICUM.
- 5      Writ of Execution: 2016-01532  
 Receipt Number: 2021-1-11653  
 Adjourned to    Tax Parcel: 24-012-067-001  
 5/13/2022    Real Debt: \$369,742.17  
 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 XIII VS. PERRY L.  
 BROWN, 46 RIVERVIEW AVENUE, MORRISVILLE. MESSUAGE AND TRACT IN THE  
 BOROUGH OF MORRISVILLE

- 6 Writ of Execution: 2016-01595  
Receipt Number: 2020 1 02502  
Adjourned Tax Parcel: 20-041-041  
to Real Debt: \$339,623.09  
5/13/2022 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.
- 7 Writ of Execution: 2016-01798  
Receipt Number: 2021 1 11676  
Adjourned Tax Parcel: 06-008-078-001  
to Real Debt: \$365,561.30  
5/13/2022 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.
- 8 Writ of Execution: 2016-02443  
Receipt Number: 2021 1 10938  
Adjourned Tax Parcel: 02-013-154  
to Real Debt: \$174,902.88  
4/8/2022 Attorney for Plt: Meredith Wooters  
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST NOT IN  
ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE BROUGHAM FUND I  
TRUST VS. GWENDOLYN RICHARDSON, 2945 WINDSOR DRIVE, BENSALEM.  
MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 9 Writ of Execution: 2016-06313  
Receipt Number: 2021 1 10998  
Adjourned Tax Parcel: 02-094-138  
to Real Debt: \$209,378.92  
4/8/2022 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, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 10 Writ of Execution: 2016-06342  
Receipt Number: 2019 1 01243  
Adjourned Tax Parcel: 12-003-039  
to Real Debt: \$158,852.35  
5/13/2022 Attorney for Plt: Powers Kirn 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.
- 11 Writ of Execution: 2017-01281  
Receipt Number: 2021 1 12644  
Adjourned Tax Parcel: 49-019-177  
to Real Debt: \$492,911.81  
6/10/2022 Attorney for Plt: Christopher DeNardo  
SELENE FINANCE, LP VS. STEVEN ZOLK, 386 LEMON STREET, WARMINSTER.  
MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.

- 12 Writ of Execution: 2017-05963  
Receipt Number: 2021 1 05710  
Off Tax Parcel: 53-012-072-004  
Real Debt: \$613,798.29  
Attorney for Plt: Adam Friedman  
US BANK TRUSTEE NATIONAL ASSOCIATION AS TRUSTEE OF THE CABANA SERIES IV TRUST VS. STACEY METSIKAS, MANUEL METSIKAS. 66 PENN OAK TRAIL, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF WRIGHTSTOWN.
- 13 Writ of Execution: 2017-06258  
Receipt Number: 2021 1 12005  
Adjourned to 4/8/2022 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.
- 14 Writ of Execution: 2018-00189  
Receipt Number: 2021 1 14329  
Off Tax Parcel: 05-012-388  
Real Debt: \$4,179.00  
Attorney for Plt: Robert Daday  
BRISTOL TOWNSHIP VS. EDWARD A. PASCICULLO JR., LYNETTE PASCICULLO, UNITED STATES OF AMERICA, 908 ROSA AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 15 Writ of Execution: 2018-00426  
Receipt Number: 2021 1 14320  
Off Tax Parcel: 05-060-333  
Real Debt: \$4,099.06  
Attorney for Plt: Robert Daday  
BRISTOL TOWNSHIP VS. MICHAEL P. FERGUSON SR.; ADRIENNE FERGUSON; UNITED STATES OF AMERICA, 1127 HARRISON STREET, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 16 Writ of Execution: 2018-00949  
Receipt Number: 2021 1 07173  
Off Tax Parcel: 22-088-052  
Real Debt: \$17,673.13  
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.
- 17 Writ of Execution: 2018-01781  
Receipt Number: 2020 1 19147  
Off Tax Parcel: 05-046-454  
Real Debt: \$208,565.09  
Attorney for Plt: M. Troy Freedman  
LEGACY MORTGAGE ASSET TRUST 2017-GS1 VS. KAMILA I. MIELEWCZYK, JAROSLAW MIELEWCZYK, 614 IVA LANE, FAIRLESS HILLS. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

- 18 Writ of Execution: 2018-02237  
 Receipt Number: 2021 1 04853  
 From Tax Parcel: 13-015-181  
 1/14/2022 Real Debt: \$457,587.42  
 Sale 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.  
**Sold to Attorney**  
**\$1,265.18**
- 19 Writ of Execution: 2018-02270  
 Receipt Number: 2019 1 10584  
 Adjoined Tax Parcel: 13-041-248  
 to Real Debt: \$142,262.57  
 4/8/2022 Attorney for Plt: Terrence McCabe  
 AMERICAN ADVISORS GROUP VS. THOMAS M. STAFFORD, 27 LEISURE LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 20 Writ of Execution: 2018-03115  
 Receipt Number: 2020 1 00833  
 Adjoined Tax Parcel: 50-044-119  
 to Real Debt: \$451,960.79  
 5/13/2022 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.
- 21 Writ of Execution: 2018-04455  
 Receipt Number: 2020 1 04475  
 From Tax Parcel: 22-057-028-060  
 1/14/2022 Real Debt: \$413,595.23  
 Sale 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.  
**Sold to Attorney**  
**\$1,488.14**
- 22 Writ of Execution: 2018-05934  
 Receipt Number: 2021 1 11707  
 Adjoined Tax Parcel: 30-011-068  
 to Real Debt: \$505,131.22  
 5/13/2022 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 NOCKAMIXON.
- 23 Writ of Execution: 2018-06011  
 Receipt Number: 2021 1 12848  
 Adjoined Tax Parcel: 02-049-114  
 to Real Debt: \$332,095.21  
 5/13/2022 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.

- 24 Writ of Execution: 2018-06607  
 Receipt Number: 2021 1 05534 **Sold to RPK Holdings**  
 From Tax Parcel: 02-068-037 **\$131,500.00**  
 1/14/2022 Real Debt: \$191,544.71  
 Sale 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.
- 25 Writ of Execution: 2018-07128  
 Receipt Number: 2019 1 15992  
~~From~~ Tax Parcel: 22-016-082 & 22-016-083  
~~1/14/2022~~ Real Debt: \$169,370.38  
 Sale Attorney for Plt: Robert Crawley  
 Adjoined REVERSE MORTGAGE SOLUTIONS INC. VS. BARBARA BALOG, 1635 WINTER  
 to 4/8/22 AVENUE, LANGHORNE. MESSAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 26 Writ of Execution: 2019-00199  
 Receipt Number: 2021 1 14728  
 Off Tax Parcel: 50-036-093  
 Real Debt: \$212,971.09  
 Attorney for Plt: Robert Crawley  
 LOANCARE, LLC VS. KATHLEEN WALKER; LUCILLE WALKER; ALICE BRACISZEWSKI AS CO-ADMINISTRATRIX OF THE ESTATE OF HARRY W. WALKER III DECEASED; HARRY WALKER IV AS CO-ADMINISTRATOR OF THE ESTATE OF HARRY W. WALKER III DECEASED; KELLY WALKER IN HER CAPACITY AS HEIR OF THE ESTATE OF HARRY W. WALKER III; NICOLE MARIE WALKER IN HER CAPACITY AS HEIR OF THE ESTATE OF HARRY W. WALKER III, 810 PHILADELPHIA AVENUE, WARRINGTON. MESSAGE AND TRACT IN THE TOWNSHIP OF WARRINGTON.
- 27 Writ of Execution: 2019-00311  
 Receipt Number: 2021 1 12691  
 Adjoined Tax Parcel: 44-011-050-007  
 to Real Debt: \$9,613.08  
 4/8/2022 Attorney for Plt: Robert Daday  
 PALISADES SCHOOL DISTRICT VS. BRENDAN E. RINEHOLD EXECUTOR OF THE ESTATE OF EARL B. RINEHOLD, 77 FRANKENFIELD ROAD, OTTSVILLE. MESSAGE AND TRACT IN THE TOWNSHIP OF TINICUM.

- 28 Writ of Execution: 2019-00829  
 Receipt Number: 2021 1 06765 **Sold to RPK Holdings**  
**\$205,000.00**  
 From Tax Parcel: 05-043-022  
 1/14/2022 Real Debt: \$173,441.04  
 Sale 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.
- 29 Writ of Execution: 2019-01495  
 Receipt Number: 2021 1 03258  
 Adjoined Tax Parcel: 13-026-095  
 to Real Debt: \$176,937.37  
 5/13/2022 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.
- 30 Writ of Execution: 2019-01515  
 Receipt Number: 2021 1 14330  
 Off Tax Parcel: 24-008-589-003  
 Real Debt: \$86,655.57  
 Attorney for Plt: Robert Daday  
 MORRISVILLE SCHOOL DISTRICT VS. BONNIE M. VANDERBILT, 209 PROSPECT  
 AVENUE, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF  
 MORRISVILLE.
- 31 Writ of Execution: 2019-01773  
 Receipt Number: 2021 1 08538  
 Off Tax Parcel: 22-028-085  
 Real Debt: \$505,779.08  
 Attorney for Plt: Adam Friedman  
 U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEES OF THE IGLOO SERIES  
 IV TRUST VS. JOANNE M. TRUJILLO, 522 VALLEY VIEW ROAD, LANGHORNE.  
 MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 32 Writ of Execution: 2019-03508  
 Receipt Number: 2021 1 14504  
 Adjoined Tax Parcel: 41-008-015-008  
 to Real Debt: \$1,239,022.35  
 5/13/2022 Attorney for Plt: Stephanie Walczak  
 CHARLES SCHWAB BANK SSB, FORMERLY KNOWN AS CHARLES SCHWAB BANK  
 VS. WAYNE R. TROTMAN, VICTORIA LYNNE WATTS-TROTMAN, 17  
 BELLINGHAMSHIRE PLACE, NEW HOPE. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF SOLEBURY.

- 33 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  
4/8/2022 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.
- 34 Writ of Execution: 2019-04190  
Receipt Number: 2020 1 08757  
Adjourned Tax Parcel: 31-079-169  
to Real Debt: \$171,386.09  
6/10/2022 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.
- 35 Writ of Execution: 2019-04458  
Receipt Number: 2021 1 14729  
Adjourned Tax Parcel: 04-019-138  
to Real Debt: \$51,679.10  
6/10/2022 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.
- 36 Writ of Execution: 2019-04496  
Receipt Number: 2021 1 12643  
Adjourned Tax Parcel: 20-015-148-062  
to Real Debt: \$32,535.78  
5/13/2022 Attorney for Plt: Christopher DeNardo  
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION VS. CHRISTIANNE KEMERY, 554 ASPEN WOODS DRIVE, YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 37 Writ of Execution: 2019-04527  
Receipt Number: 2020 1 02146  
Adjourned Tax Parcel: 49-003-007-236  
to Real Debt: \$36,165.62  
5/13/2022 Attorney for Plt: Powers Kim 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.

- 38 Writ of Execution: 2019-04678  
Receipt Number: 2021 1 13956  
Off Tax Parcel: 30-013-087  
Real Debt: \$303,883.72  
Attorney for Plt: Brock and Scott  
WELLS FARGO BANK, N.A. VS. PATTI BRENNER A/K/A PATTI A. BRENNER, RICK CARTER, 364 MARIENSTEIN ROAD, UPPER BLACK EDDY. MESSUAGE AND TRACT IN THE TOWNSHIP OF NOCKAMIXON.
- 39 Writ of Execution: 2019-05223  
Receipt Number: 2021 1 14045  
Adjourned to 5/13/2022 Tax Parcel: 24-009-094  
Real Debt: \$66,039.80  
Attorney for Plt: Michael McKeever  
PNC BANK, NATIONAL ASSOCIATION VS. LINDA D. ALEXANDER, 157 N. DELMORR AVENUE, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF MORRISVILLE.
- 40 Writ of Execution: 2019-05375  
Receipt Number: 2019 1 17093  
Off 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.
- 41 Writ of Execution: 2019-05509  
Receipt Number: 2020 1 03902  
Off 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.
- 42 Writ of Execution: 2019-05879  
Receipt Number: 2021 1 12297  
Adjourned to 5/13/2022 Tax Parcel: 34-018-123-002  
Real Debt: \$183,921.31  
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.
- 43 Writ of Execution: 2019-05938  
Receipt Number: 2021 1 06031  
Adjourned to 6/10/2022 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.



- 44 Writ of Execution: 2019-05981  
 Receipt Number: 2020 1 03952  
 Adjourned Tax Parcel: 35-016-018  
 to Real Debt: \$136,630.13  
 4/8/2022 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.
- 45 Writ of Execution: 2019-06721  
 Receipt Number: 2020 1 13677  
 Adjourned Tax Parcel: 05-013-226  
 to Real Debt: \$357,687.85  
 4/8/2022 Attorney for Plt: Robert Crawley  
 WILMINGTON SAVINGS FUND SOCIETY FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2017-RP2 VS. PIERRE COVIN A/K/A P.W. COVIN, WIDZA BRYANT, 2208 GARFIELD AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 46 Writ of Execution: 2019-07070  
 Receipt Number: 2020 1 08905  
 Adjourned Tax Parcel: 02-007-222  
 to Real Debt: \$56,434.86  
 4/8/2022 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 BENSALEM.
- 47 Writ of Execution: 2019-07445  
 Receipt Number: 2021 1 11896  
 Off 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.
- 48 Writ of Execution: 2019-07514  
 Receipt Number: 2021 1 10271  
 From Tax Parcel: 02-042-201  
 1/14/2022 Real Debt: \$172,222.91  
 Sale 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.
- Sold to Sohail Atoum  
 \$230,000.00

- 49 Writ of Execution: 2019-08486  
Receipt Number: 2021 1 13157  
Adjourned Tax Parcel: 51-014-249  
to Real Debt: \$173,057.51  
4/8/2022 Attorney for Plt: Kenya Bates  
NEWREZ LLC F/K/A NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE  
SERVICING VS. JILL GRABER A/K/A JILL M. GRABER, 990 BANCROFT PLACE,  
WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARWICK.
- 50 Writ of Execution: 2019-08777  
Receipt Number: 2020 1 02800  
Adjourned Tax Parcel: 14-012-023-002  
to Real Debt: \$458,827.44  
5/13/2022 Attorney for Plt: Terrence McCabe  
NAVY FEDERAL CREDIT UNION VS. WALLY GONZALEZ, DIANA M. GONZALEZ, 1617  
BOULDER LANE, QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
HAYCOCK.
- 51 Writ of Execution: 2020-00092  
Receipt Number: 2021 1 03451  
Adjourned Tax Parcel: 05-076-060  
to Real Debt: \$85,856.44  
5/13/2022 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.
- 52 Writ of Execution: 2020-00409  
Receipt Number: 2021 1 06235  
Adjourned Tax Parcel: 22-045-430  
to Real Debt: \$370,988.72  
4/8/2022 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.
- 53 Writ of Execution: 2020-00848  
Receipt Number: 2021 1 13769  
Adjourned Tax Parcel: 12-022-064  
to Real Debt: \$185,933.86  
4/8/2022 Attorney for Plt: Robert Flacco  
NEWREZ LLC FKA NEW PENN FINANCIAL, LLC DBA SHELLPOINT MORTGAGE  
SERVICING VS. JOHN T. JENKINS, CYNTHIA JENKINS AKA CYNTHIA MASSARO  
JENKINS, 4 DEER RUN ROAD, PERKASIE. MESSUAGE AND TRACT IN THE  
TOWNSHIP OF EAST ROCKHILL.

- 54 Writ of Execution: 2020-01260  
 Receipt Number: 2021 1 14138  
 Off Tax Parcel: 21-032-038  
 Real Debt: \$247,815.36  
 Attorney for Plt: Andrew Marley  
 NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING VS. EMILY P. CAMPBELL  
 AKA EMILY CAMPBELL, ROBERT W. CAMPBELL AKA ROBERT CAMPBELL, 853  
 HILTON AVENUE, OAKFORD. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 LOWER SOUTHAPTON.
- 55 Writ of Execution: 2020-01269  
 Receipt Number: 2021 1 12663  
 Off Tax Parcel: 05-043-566  
 Real Debt: \$79,191.92  
 Attorney for Plt: Michael McKeever  
 MIDFIRST BANK VS. DONNA L. MANGOLD, CHRISTOPHER T. MANGOLD, 23  
 GRAYSTONE LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 BRISTOL.
- 56 Writ of Execution: 2020-02059  
 Receipt Number: 2021 1 14433  
 Adjourned to 5/13/2022 Tax Parcel: 01-001-017  
 Real Debt: \$93,515.26  
 Attorney for Plt: Daniel Taroli  
 ALP SUPPLY, INC VS. ADVANCED PLASTIX INC., LAWRENCE CAMPBELL, 2819  
 CREEK ROAD AKA 2819 WEST CREEK ROAD, PERKASIE. MESSUAGE AND TRACT  
 IN THE TOWNSHIP OF BEDMINSTER.
- 57 Writ of Execution: 2020-02193  
 Receipt Number: 2021 1 09038  
 Adjourned to 4/8/2022 Tax Parcel: 05-043-269  
 Real Debt: \$98,598.41  
 Attorney for Plt: Stephen Hladik  
 ABS LOAN TRUST IV VS. JOSEPH F. O'NEILL, JR, 10 CHESTNUT LANE, LEVITTOWN.  
 MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 58 Writ of Execution: 2020-05109  
 Receipt Number: 2021 1 07144  
 From 1/14/2022 Tax Parcel: 26-008-054  
 Real Debt: \$224,420.17  
 Sale 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.
- 59 Writ of Execution: 2020-06858  
 Receipt Number: 2021 1 14652  
 Adjourned to 5/13/2022 Tax Parcel: 37-001-099  
 Real Debt: \$128,353.10  
 Attorney for Plt: Brock and Scott  
 SANTANDER BANK, N.A. VS. CYNTHIA E. HAWTHORNE, 207 1ST AVENUE AKA 207  
 FIRST AVENUE, RICHLANDTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF  
 RICHLANDTOWN.

Sold to hardik Lagad  
 \$301,000.00

- 60 Writ of Execution: 2021-00445  
Receipt Number: 2021 1 14505  
Tax Parcel: 02-030-142  
Real Debt: \$195,231.37  
Attorney for Plt: Terrence McCabe  
REVERSE MORTGAGE FUNDING LLC. VS. WALTER L. LLEWELLYN III AKA  
WALTER LLEWELLYN III, 1574 TYSON AVENUE, BENSALEM. MESSUAGE AND  
TRACT IN THE TOWNSHIP OF BENSALEM. **Sold to RPK Holdings**  
**\$176,000.00**
- 61 Writ of Execution: 2021-00554  
Receipt Number: 2021 1 12805  
Adjoined Tax Parcel: 54-010-0011402  
to Real Debt: \$202,331.49  
4/8/2022 Attorney for Plt: Michael McKeever  
CENTRAL PENN CAPITAL MANAGEMENT, LLC VS. THE UNKNOWN HEIRS OF  
PATRICIA F. DELATE DECEASED, 1402 YARDLEY COMMONS, YARDLEY,  
MESSUAGE AND TRACT IN THE BOROUGH OF YARDLEY.
- 62 Writ of Execution: 2021-01009  
Receipt Number: 2021 1 14691  
Adjoined Tax Parcel: 49-009-003-001  
to Real Debt: \$2,925,753.46  
4/8/2022 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.
- 63 Writ of Execution: 2021-02405  
Receipt Number: 2021 1 14137  
Off Tax Parcel: 02-005-363  
Real Debt: \$37,223.86  
Attorney for Plt: Kenya Bates  
WILMINGTON SAVINGS FUND, FSB VS. DEBBIE KRIDER, 4023 MULBERRY AVENUE,  
TREVOSSE. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 64 Writ of Execution: 2021-04321  
Receipt Number: 2021 1 12689  
Adjoined Tax Parcel: 02-052-251  
to Real Debt: \$286,165.40  
5/13/2022 Attorney for Plt: Michael McKeever  
LSF8 MASTER PARTICIPATION TRUST VS. JEANNE BRADY, JOHN J. BRADY, 5980  
MARK DRIVE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
BENSALEM.