

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, February 9, 2024 at eleven o'clock A.M. prevailing time in the Bucks County Administration Building the following real estate

- 1 Writ of Execution: 2013-01158
Receipt Number: 2023 1 14290
Off Tax Parcel: 49-031-120
Real Debt: \$482,252.75
Attorney for Plt: RAS Crane & Partners PLLC
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.
- 2 Writ of Execution: 2015-07310
Receipt Number: 2023 1 06150
Adjourned to 4/12/2024 Tax Parcel: 41-035-008-005
Real Debt: \$2,748,374.31
Attorney for Plt: Friedman Vartolo
U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CABANA SERIES
III TRUST VS. ANGELA S. FANELLI, UNITED STATES OF AMERICA, 5981 ATKINSON
ROAD, NEW HOPE. MESSUAGE AND TRACT IN THE TOWNSHIP OF SOLEBURY.
- 3 Writ of Execution: 2016-06461
Receipt Number: 2023 1 05799
Adjourned to 4/12/2024 Tax Parcel: 23-016-002
Real Debt: \$120,229.65
Attorney for Plt: Manley Deas Kochalski
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.
- 4 Writ of Execution: 2016-07034
Receipt Number: 2023 1 07269
Adjourned to 4/12/2024 Tax Parcel: 48-028-011-010
Real Debt: \$692,695.56
Attorney for Plt: Manley Deas Kochalski
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.
- 5 Writ of Execution: 2017-00049
Receipt Number: 2023 1 01677
Adjourned to 4/12/2024 Tax Parcel: 13-006-229
Real Debt: \$234,771.92
Attorney for Plt: Stern & Eisenberg PC
PHH MORTGAGE CORPORATION VS. BARBARA E. MACAINSH, THE UNITED
STATES OF AMERICA c/o U.S. ATTORNEY'S OFFICE, 317 ANDOVER ROAD,
FAIRLESS HILLS. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.

- 6 Writ of Execution: 2017-00527
Receipt Number: 2023 1 13960
Adjourned to Tax Parcel: 36-035-008
4/12/2024 Real Debt: \$506,679.55
Attorney for Plt: Albertelli Law
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF HSI
ASSET SECURITIZATION CORPORATION TRUST 2006-HE1 VS. KIMBERLE RUGG,
202 RICHLANDTOWN PIKE AKA 202-204 RICHLANDTOWN PIKE AKA 202
RICHLANDTOWN PIKE #204 AKA 204 RICHLANDTOWN PIKE, QUAKERTOWN.
MESSUAGE AND TRACT IN THE TOWNSHIP OF RICHLAND.
- 7 Writ of Execution: 2017-01800
Receipt Number: 2023 1 03897
Adjourned to Tax Parcel: 22-057-049-0G4
3/8/2024 Real Debt: \$566,938.16
Attorney for Plt: Ballard Spahr
SUMMITBRIDGE NATIONAL INVESTMENTS VIII LLC VS. RUSSEL S. BLEILER III,
SHARON C. BLEILER, OXFORD SQUARE CONDOMINIUM, 360 MIDDLETOWN BLVD,
UNIT G-406 AKA 360 MIDDLETOWN BLVD, SUITE 406, LANGHORNE. MESSUAGE
AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 8 Writ of Execution: 2017-04830
Receipt Number: 2023 1 03979
Adjourned to Tax Parcel: 51-026-032
3/8/2024 Real Debt: \$200,731.82
Attorney for Plt: KML Law Group PC
BAYVIEW LOAN SERVICING LLC VS. STEPHEN J. FEELEY, MARY T. FEELEY, 2551
CANDYTUFT DRIVE, JAMISON. MESSUAGE AND TRACT IN THE TOWNSHIP OF
WARWICK.
- 9 Writ of Execution: 2017-05222
Receipt Number: 2023 1 13706
Adjourned to Tax Parcel: 29-040-176
4/12/2024 Real Debt: \$302,123.54
Attorney for Plt: KML Law Group PC
U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN
MORTGAGE ACQUISITION CORP. 2006-FRE1 ASSET BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-FRE1 VS CAROLE FRIEND A/K/A CAROLE K. FRIEND,
CHRISTOPHER FRIEND A/K/A CHRISTOPHER S. FRIEND, 12 ASPEN COURT,
NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF NEWTOWN.
- 10 Writ of Execution: 2018-00054
Receipt Number: 2022 1 07436
Adjourned to Tax Parcel: 02-088-066
4/12/2024 Real Debt: \$255,740.00
Attorney for Plt: Stern & Eisenberg PC
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.

- 11 Writ of Execution: 2018-01001
 Receipt Number: 2023 1 12759
Off Tax Parcel: 31-043-031
 Real Debt: \$235,012.85
 Attorney for Plt: Stern & Eisenberg PC
 LAKEVIEW LOAN SERVICING, LLC VS. FREDERICK G. MUELLER, CLAIRE G.
 MUELLER, 80 BROOK DRIVE, HOLLAND. MESSUAGE AND TRACT IN THE
 TOWNSHIP OF NORTHAMPTON.
- 12 Writ of Execution: 2018-03109
 Receipt Number: 2021 1 10627
Adjourned to Tax Parcel: 50-035-187-024-244
4/12/2024 Real Debt: \$181,435.48
 Attorney for Plt: Romano Garubo & 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.
- 13 Writ of Execution: 2018-03596
 Receipt Number: 2022 1 14089
Adjourned to Tax Parcel: 02-023-119
5/10/2024 Real Debt: \$295,402.39
 Attorney for Plt: Duane Morris LLP
 COBA, INC ASSIGNEE OF TD BANK, N.A. VS. GREGORI S. PHELAN SR. AKA
 GREGORI S. PHELAN, 941 LOCUST AVENUE, BENSALEM. MESSUAGE AND TRACT
 IN THE TOWNSHIP OF BENSALEM.
- 14 Writ of Execution: 2018-03918
 Receipt Number: 2023 1 13961
Adjourned to Tax Parcel: 54-001-120
4/12/2024 Real Debt: \$518,999.64
 Attorney for Plt: Stern & Eisenberg PC
 LAKEVIEW LOAN SERVICING, LLC VS. ANN D. VILLELLA, MICHAEL J. VILLELLA,
 1130 UNIVERSITY DRIVE, YARDLEY. MESSUAGE AND TRACT IN THE BOROUGH OF
 YARDLEY.
- 15 Writ of Execution: 2018-07078
 Receipt Number: 2023 1 11725
Adjourned to Tax Parcel: 51-014-047
4/12/2024 Real Debt: \$222,230.38
 Attorney for Plt: Manley Deas Kochalski
 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY
 BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST VS. DENNIS
 MCGOVERN, KELLY C. WARE, 990 GATES PLACE, WARMINSTER. MESSUAGE AND
 TRACT IN THE TOWNSHIP OF WARWICK.

- 16 Writ of Execution: 2019-01104
 Receipt Number: 2023 1 10782
Adjourned Tax Parcel: 05-071-227
to Real Debt: \$295,608.01
4/12/2024 Attorney for Plt: Brock and Scott
 U.S BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT
 SOLELY AS LEGAL TRUST, SERIES 2021 COTTAGE-TT-V VS. THOMAS GREEN,
 ASHLEY HEINEMANN, KARL HEINEMANN, LISE HEINEMANN, 35 JOLLY LANE,
 LEVITTOWN. MESSAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 17 Writ of Execution: 2019-01773
 Receipt Number: 2022 1 12707
Adjourned Tax Parcel: 22-028-085
to Real Debt: \$535,102.14
4/12/2024 Attorney for Plt: Friedman Vartolo
 U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE IGLOO SERIES
 IV TRUST VS. JOANNE M. TRUJILLO, 522 VALLEY VIEW ROAD, LANGHORNE.
 MESSAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 18 Writ of Execution: 2019-03762
 Receipt Number: 2023 1 11317
Off Tax Parcel: 28-005-087-027
 Real Debt: \$17,270.71
 Attorney for Plt: Clemons Richter & Reiss
 NEWTOWN STATION CONDOMINIUM ASSOCIATION VS. ARLENE M. COLLIGON, 5
 WATSON MILL LANE, NEWTOWN. MESSAGE AND TRACT IN THE BOROUGH OF
 NEWTOWN.
- 19 Writ of Execution: 2019-04485
 Receipt Number: 2023 1 13731
 Tax Parcel: 22-048-014
 Real Debt: \$248,504.12
 Attorney for Plt: Stern & Eisenberg PC
 MOVEMENT MORTGAGE, LLC VS. DANIEL T. SZLEZAK, SYLWIA SZLEZAK, 1
 TERRACE ROAD, LEVITTOWN. MESSAGE AND TRACT IN THE TOWNSHIP OF
 MIDDLETOWN.
- 20 Writ of Execution: 2019-05672
 Receipt Number: 2023 1 10783
Adjourned Tax Parcel: 13-022-080
to Real Debt: \$88,069.58
4/12/2024 Attorney for Plt: Brock and Scott
 SANTANDER BANK, N.A. VS. JOSEPH BIONDINO AKA JOSEPH A. BIONDINO, 70
 BUTTONWOOD LANE, LEVITTOWN. MESSAGE AND TRACT IN THE TOWNSHIP OF
 FALLS.
- 21 Writ of Execution: 2019-07636
 Receipt Number: 2023 1 13501
 Tax Parcel: 36-027-083
 Real Debt: \$210,479.88
 Attorney for Plt: McCabe Weisberg & Conway
 CITIZENS BANK F/K/A RBS CITIZENS NA VS. STEPHEN A. CLARK, CHRISTINA
 CLARK, 13 BEAVER RUN DRIVE, QUAKERTOWN. MESSAGE AND TRACT IN THE
 TOWNSHIP OF RICHLAND.

- 22 Writ of Execution: 2019-07735
Receipt Number: 2023 1 08321
Off Tax Parcel: 05-048-299
Real Debt: \$122,688.77
Attorney for Plt: Brock and Scott
WELLS FARGO BANK, N.A. VS. STEVEN A. POLL, 333 HOLLY DRIVE, LEVITTOWN.
MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 23 Writ of Execution: 2020-00092
Receipt Number: 2023 1 05328
Off Tax Parcel: 05-076-060
Real Debt: \$92,263.53
Attorney for Plt: Starfield & Smith PC
PENN COMMUNITY BANK VS. CHARLES S. FORNEY, DENISE CANDICE FORNEY, 32
KINGAPPLE LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF
BRISTOL.
- 24 Writ of Execution: 2020-00723
Receipt Number: 2021 1 12216
From Tax Parcel: 13-004-844
12/8/2023 Real Debt: \$218,541.10
Sale Attorney for Plt: RAS Crane & Partners PLLC
REVERSE MORTGAGE SOLUTIONS INC. VS. JOHN T. LIVINGSTON AKA JOHN
LIVINGSTON, 96 LIBERTY DRIVE, LANGHORNE. MESSUAGE AND TRACT IN THE
TOWNSHIP OF FALLS.
- 25 Writ of Execution: 2020-00801
Receipt Number: 2022 1 10768
Off Tax Parcel: 04-009-001
Real Debt: \$105,055.13
Attorney for Plt: LOGS Legal Group LLP
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER VS. THOMAS MCGONAGLE,
BETTY ANNE MCGONAGLE, UNITED STATES OF AMERICA, DEPARTMENT OF THE
TREASURY-INTERNAL REVENUE SERVICE, 224 BUCKLEY STREET, BRISTOL.
MESSUAGE AND TRACT IN THE BOROUGH OF BRISTOL.
- 26 Writ of Execution: 2020-00926
Receipt Number: 2023 1 14523
Adjourned Tax Parcel: 49-019-079-001-001
to Real Debt: \$164,114.66
4/12/2024 Attorney for Plt: Pincus Law Group
MORTGAGE ASSETS MANAGEMENT, LLC VS. SUSAN K. IANDOLA IN HER
CAPACITY AS KNOWN HEIR OF PHYLLIS KELLY AKA PHYLLIS H. KELLY
DECEASED; KATHLEEN H. ECOTT IN HER CAPACITY AS KNOWN HEIR OF PHYLLIS
KELLY AKA PHYLLIS H. KELLY DECEASED; EILEEN P. KELLY IN HER CAPACITY AS
KNOWN HEIR OF PHYLLIS KELLY AKA PHYLLIS H. KELLY DECEASED; UNKNOWN
HEIRS OF PHYLLIS KELLY AKA PHYLLIS H. KELLY DECEASED; 466 NEMORAL
STREET, WARMINSTER. MESSAUGE AND TRACT IN THE TOWNSHIP OF
WARMINSTER.

- 27 Writ of Execution: 2020-01839
 Receipt Number: 2023 1 09994
 Off Tax Parcel: 07-001-019
 Real Debt: \$314,659.89
 Attorney for Plt: Pincus Law Group
 MORTGAGE ASSETS MANAGEMENT LLC VS. PATRICIA ANN PLUMMER, 11 W.
 PEACE VALLEY ROAD, CHALFONT. MESSUAGE AND TRACT IN THE BOROUGH OF
 CHALFONT.
- 28 Writ of Execution: 2020-01972
 Receipt Number: 2023 1 11125
 From Tax Parcel: 22-012-010
 12/8/2023 Real Debt: \$221,384.38
 Sale Attorney for Plt: Hladik Onorato & Federman LLP
 US BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY
 BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST VS. ANN C.
 MAGUIRE AKA ANN C.D. MAGUIRE AKA ANN MAGUIRE, MICHAEL P. MAGUIRE
 AKA MICHAEL MAGUIRE, 769 GRANITE AVENUE, LANGHORNE. MESSUAGE AND
 TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 29 Writ of Execution: 2020-03800
 Receipt Number: 2023 1 14525
 Adjourned Tax Parcel: 50-033-011; 50-033-012; 50-033-018; 50-024-048 & 50-024-001.001
 to Real Debt: \$1,671,529.89
 3/8/2024 Attorney for Plt: P.C. John R.K. Solt
 DECISIVE INVESTMENT GROUP, LLC, PETER KURTZENHAUER, MARK ANSTEY VS.
 FREDERICK A. REICHLE, FREDERICK S. HERZ, ROSE MARIE HERZ, 771 EASTON
 ROAD, EASTON ROAD, 2169 CRESTWALD TERRACE, WARRINGTON. MESSUAGE
 AND TRACT OF ALL PROPERTIES IN THE TOWNSHIP OF WARRINGTON.
- 30 Writ of Execution: 2021-02831
 Receipt Number: 2023 1 14392
 Off Tax Parcel: 29-010-080
 Real Debt: \$538,563.99
 Attorney for Plt: LLP Curtain & Heefner
 MJ BYELICH PROPERTIES, LLC VS. JIL NORMANDY PROPERTIES, LLC., 1071
 LINDENHURST ROAD, YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF
 NEWTOWN.
- 31 Writ of Execution: 2021-04568
 Receipt Number: 2023 1 09163
 Adjourned Tax Parcel: 21-013-090
 to Real Debt: \$7,827.02
 4/12/2024 Attorney for Plt: Clemons Richter & Reiss
 WALNUT RIDGE COMMUNITY ASSOCIATION VS. HAMIDULLAH NASRAT, 7 DUKES
 WAY, FEASTERVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER
 SOUTHAMPTON.
- 32 Writ of Execution: 2022-00044
 Receipt Number: 2023 1 07051
 Off Tax Parcel: 02-044-156
 Real Debt: \$300,153.31
 Attorney for Plt: Padgett Law Group
 AJAX MORTGAGE LOAN TRUST 2019-H VS. JOHN W. CATALANO, SANDRA L.
 CATALANO, THE UNITED STATES OF AMERICA, 3604 PEACH TREE LANE,
 BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.

- 33 Writ of Execution: 2022-00424
 Receipt Number: 2023 1 08936
Adjourned Tax Parcel: 48-016-050
to Real Debt: \$288,080.96
5/10/2024 Attorney for Plt: RAS Crane & Partners PLLC
MORTGAGE ASSET MANAGEMENT, LLC VS. JOANNA A. M. WILSON AKA JOANNA A. WILSON, INDIVIDUALLY AS KNOWN HEIR OF THOMAS J. WILSON, AND TRUSTEE AND/OR BENEFICIARY OF THE THOMAS J. WILSON AND JOANNA A.M. WILSON AKA JOANNA A. WILSON REVOCABLE LIVING TRUST; THE THOMAS J. WILSON AND JOANNA A.M. WILSON AKA JOANNA A. WILSON REVOCABLE LIVING TRUST; JOHNA MARIA FISSEL, IN HER CAPACITY AS HEIR OF THOMAS J. WILSON AND/OR BENEFICIARY OF THE THOMAS J. WILSON AND JOANNA A.M. WILSON AKA JOANNA A. WILSON REVOCABLE LIVING TRUST; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS J. WILSON; UNKNOWN BENEFICIARIES OF THE THOMAS J. WILSON AND JOANNA A.M. WILSON AKA JOANNA A. WILSON REVOCABLE LIVING TRUST, 1099 JEFFREY DRIVE, SOUTHAMPTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF UPPER SOUTHAMPTON.
- 34 Writ of Execution: 2022-00732
 Receipt Number: 2022 1 05680
Adjourned Tax Parcel: 35-004-080
to Real Debt: \$180,481.21
4/12/2024 Attorney for Plt: RAS Crane & Partners PLLC
LOANCARE, LLC VS. WILLIAM WRIGHT, STEPHANIE WRIGHT, 317 SOUTH 11TH STREET, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- 35 Writ of Execution: 2022-00926
 Receipt Number: 2023 1 13035
From Tax Parcel: 44-006-050
1/12/2024 Real Debt: \$859,290.50
Sale Attorney for Plt: Gregory Javardian
CITIZENS BANK N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA VS. JESSIE ALFARO, ANTONIO R. ALFARO, 327 GEIGLE HILL ROAD, UPPER BLACK EDDY. MESSUAGE AND TRACT IN THE TOWNSHIP OF TINICUM.
- 36 Writ of Execution: 2022-01364
 Receipt Number: 2023 1 11214
Adjourned Tax Parcel: 49-026-006
to Real Debt: \$190,946.96
4/12/2024 Attorney for Plt: KML Law Group PC
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.

- 37 Writ of Execution: 2022-01442
 Receipt Number: 2023 1 13500
Adjourned Tax Parcel: 21-007-085
to Real Debt: \$188,662.93
4/12/2024 Attorney for Plt: Friedman Vartolo
 U.S BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF TREEHOUSE SERIES
 V TRUST VS. LAUREN M. FABIANI, SANDOR C. FABIANI, 110 PHILLIP STREET,
 FEASTERVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER
 SOUTHAMPTON.
- 38 Writ of Execution: 2022-01600
 Receipt Number: 2023 1 07013
Adjourned Tax Parcel: 05-074-227-001
to Real Debt: \$190,011.82
3/8/2024 Attorney for Plt: KML Law Group PC
 MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION VS. LORI
 EHLINGER, FREDERICK W. GLASGOW JR., 1 JAMES STREET, LEVITTOWN.
 MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 39 Writ of Execution: 2022-02228
 Receipt Number: 2023 1 14386
Adjourned Tax Parcel: 22-020-049
to Real Debt: \$474,038.82
3/8/2024 Attorney for Plt: KML Law Group PC
 GS MORTGAGE-BACKED SECURITIES TRUST 2020-RPL2 VS. CHRIS CINKAJ, 827
 HULMEVILLE ROAD, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF
 MIDDLETOWN.
- 40 Writ of Execution: 2022-02253
 Receipt Number: 2023 1 13705
Off Tax Parcel: 47-022-186
 Real Debt: \$103,077.72
 Attorney for Plt: Powers Kim LLC
 WELLS FARGO BANK, N.A. S/B/M WACHOVIA BANK NATIONAL ASSOCIATION VS.
 GUY A. POLHEMUS AKA GUY POLHEMUS, 1294 LORD STERLING ROAD,
 WASHINGTON CROSSING. MESSUAGE AND TRACT IN THE TOWNSHIP OF UPPER
 MAKEFIELD.
- 41 Writ of Execution: 2022-02254
 Receipt Number: 2023 1 13465
Adjourned Tax Parcel: 04-024-220
to Real Debt: \$144,629.36
4/12/2024 Attorney for Plt: Orlans PC
 M&T BANK VS. JOHN WILLIE SMITH AKA JOHN WILLIE SMITH, III; ROBERT J.
 WILLIAMS; ROBERT K. WILLIAMS, 230 MONROE STREET, BRISTOL. MESSUAGE
 AND TRACT IN THE BOROUGH OF BRISTOL.
- 42 Writ of Execution: 2022-02452
 Receipt Number: 2023 1 00272
Off Tax Parcel: 41-026-015 & 41-026-015-001
 Real Debt: \$300,597.34
 Attorney for Plt: RAS Crane & Partners PLLC
 JPMORGAN CHASE BANK NATIONAL ASSOCIATION VS. BRYAN P. TOMPKINS, 2
 INGHAM WAY & INGHAM WAY, NEW HOPE. MESSUAGE AND TRACT IN THE
 TOWNSHIP OF SOLEBURY.

- 43 Writ of Execution: 2022-02659
Receipt Number: 2023 1 07268
Adjourned to Tax Parcel: 20-043-017
4/12/2024 Real Debt: \$327,595.35
Attorney for Plt: RAS Crane & Partners PLLC
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING VS. RAFAEL BRITO, 1805
YARDLEY MORRISVILLE ROAD, YARDLEY. MESSUAGE AND TRACT IN THE
TOWNSHIP OF LOWER MAKEFIELD.
- 44 Writ of Execution: 2022-02884
Receipt Number: 2023 1 03841
Adjourned to Tax Parcel: 05-021-0821009
4/12/2024 Real Debt: \$12,828.11
Attorney for Plt: Hoffman Law
CRESTWOOD CONDOMINIUM ASSOCIATION, INC. VS. SHAKIEA SINGLETON, 184
JENNIFER COURT, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF
BRISTOL.
- 45 Writ of Execution: 2022-03358
Receipt Number: 2023 1 08888
From Tax Parcel: 49-011-196
12/8/2023 Real Debt: \$250,024.41
Sale Attorney for Plt: RAS Crane & Partners PLLC
MORTGAGE ASSETS MANAGEMENT LLC VS. SAMUEL KRAMER AS CO-EXECUTOR
AND HEIR FOR THE ESTATE OF LEWIS JONATHAN KRAMER AKA L. JONATHAN
KRAMER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER
LEWIS JONATHAN KRAMER AKA L. JONATHAN KRAMER, 1035 CATALPA ROAD,
WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.
- 46 Writ of Execution: 2022-04155
Receipt Number: 2023 1 11124
Off Tax Parcel: 37-003-001
Real Debt: \$132,381.64
Attorney for Plt: Hladik Onorato & Federman LLP
SELECT PORTFOLIO SERVICING, INC. VS. DOUGLAS L. HABERLE, MICHELLE K.
HABERLE, 110 CHERRY STREET, RICHLANDTOWN. MESSUAGE AND TRACT IN THE
BOROUGH OF RICHLANDTOWN.
- 47 Writ of Execution: 2022-04270
Receipt Number: 2022 1 14198
From Tax Parcel: 15-007-096
12/8/2023 Real Debt: \$215,272.64
Sale Attorney for Plt: Powers Kirn LLC
WELLS FARGO BANK, N.A. VS. JAMES J. KEESLER, AMY KEESLER, 144 HAMPSHIRE
DRIVE, SELLERSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF HILLTOWN.
- 48 Writ of Execution: 2022-04555
Receipt Number: 2023 1 07319
Adjourned to Tax Parcel: 29-013-091
4/12/2024 Real Debt: \$179,692.77
Attorney for Plt: KML Law Group PC
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS,
INC. VS. THE UNKNOWN HEIRS OF JENNIFER NELSON AKA JENNIFER E. NELSON,
14 SOUTH ASCOT COURT, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP
OF NEWTOWN.

- 49 Writ of Execution: 2022-05138
Receipt Number: 2023 1 14524
Off Tax Parcel: 31-047-051
Real Debt: \$427,838.24
Attorney for Plt: Pincus Law Group
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-
THROUGH TRUST 2006-OA4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES
2006-OA4 VS. SONNY ROCHE, NICOLE ROCHE, 890 HOLLAND ROAD,
SOUTHAMPTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 50 Writ of Execution: 2022-05152
Receipt Number: 2023 1 00396
Adjourned to Tax Parcel: 36-022-169
6/14/2024 Real Debt: \$293,093.30
Attorney for Plt: Hladik Onorato & Federman LLP
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLEY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-
GS2 VS. STACY K. SLUZBACH, 1129 SCHOOL HOUSE LANE, QUAKERTOWN.
MESSUAGE AND TRACT IN THE TOWNSHIP OF RICHLAND.
- 51 Writ of Execution: 2022-05442
Receipt Number: 2023 1 04056
Adjourned to Tax Parcel: 02-029-237 & 02-029-238
3/8/2024 Real Debt: \$227,314.83
Attorney for Plt: Manley Deas Kochalski
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING VS. COLLEEN MARIE
HALE, 1200 DANA AVENUE, ANDALUSIA. MESSUAGE AND TRACT IN THE
TOWNSHIP OF BENSALEM.
- 52 Writ of Execution: 2022-05911
Receipt Number: 2023 1 08323
Adjourned to Tax Parcel: 20-055-111
4/12/2024 Real Debt: \$396,063.00
Attorney for Plt: Romano Garubo & Argentieri
US BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLEY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST VS. GARY
MONTGOMERY, 972 ROELOFFS ROAD AKA 972 ROELOFS ROAD, YARDLEY.
MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 53 Writ of Execution: 2022-06481
Receipt Number: 2023 1 13135
Adjourned to Tax Parcel: 05-061-502
3/8/2024 Real Debt: \$100,586.89
Attorney for Plt: Hladik Onorato & Federman LLP
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLEY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1 VS. NANETTE
FRALIN AS SURVIVING HEIR OF CARLETHA AKINS DECEASED; SONYA AKINS AS
SURVIVING HEIR OF CARLETHA AKINS DECEASED; UNKNOWN SURVIVING HEIRS
OF CARLETHA AKINS, 1210 MARIE LOWE DRIVE, BRISTOL. MESSUAGE AND
TRACT IN THE TOWNSHIP OF BRISTOL.

- 54 Writ of Execution: 2022-06735
 Receipt Number: 2023 1 02847
Adjourned Tax Parcel: 02-043-171
to Real Debt: \$342,927.90
4/12/2024 Attorney for Plt: RAS Crane & Partners PLLC
 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE
 MAC SEASONED CREDIT RISK TRANSFER TRUST SERIES 2017-2, AS OWNER OF
 THE RELATED MORTGAGE LOAN VS. PAUL J. O'NEILL, JR., 3211 FAIRWAY ROAD,
 BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 55 Writ of Execution: 2023-00054
 Receipt Number: 2023 1 06210
Adjourned Tax Parcel: 34-0018-079-001
to Real Debt: \$1,123,461.63
4/12/2024 Attorney for Plt: Hladik Onorato & Federman LLP
 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE IN TRUST FOR
 REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2003-1 ASSET-
 BACKED CERTIFICATES SERIES 2003-1 VS. STEVEN ERIC LAU AKA STEVE LAU,
 4525 WISMER ROAD, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP
 OF PLUMSTEAD.
- 56 Writ of Execution: 2023-00094
 Receipt Number: 2023 1 05684
Adjourned Tax Parcel: 23-002-010-011
to Real Debt: \$25,136.69
4/12/2024 Attorney for Plt: Manley Deas Kochalski
 KEYBANK, NA, S/B/M FIRST NIAGARA BANK, NA VS. ROBERT S. HARLOW,
 MARGARET E. HARLOW (DECEASED), 1520 GATEWAY DRIVE, SPINNERSTOWN.
 MESSUAGE AND TRACT IN THE TOWNSHIP OF MILFORD.
- 57 Writ of Execution: 2023-00097
 Receipt Number: 2023 1 14178
Adjourned Tax Parcel: 04-011-048
to Real Debt: \$173,482.68
3/8/2024 Attorney for Plt: Barley Snyder
 PENNSYLVANIA HOUSING FINANCE AGENCY ITS SUCCESSORS AND ASSIGNS VS.
 PATRICIA A. DAVIS, 795 THIRD AVENUE AKA 795 3RD AVENUE, BRISTOL.
 MESSUAGE AND TRACT IN THE BOROUGH OF BRISTOL.
- 58 Writ of Execution: 2023-00485
 Receipt Number: 2023 1 13466
 Tax Parcel: 22-051-256
 Real Debt: \$237,373.30
 Attorney for Plt: Brock and Scott
 LAKEVIEW LOAN SERVICING LLC VS. ED DAVIS IN HIS CAPACITY AS HEIR TO THE
 ESTATE OF LADEVA M. DAVIS DECEASED; UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE
 OR INTEREST FROM OR UNDER LADEVA M. DAVIS DECEASED, 87 FORSYTHIA DR
 E. LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.

- 59 Writ of Execution: 2023-00534
Receipt Number: 2023 1 08126
Adjourned to 6/14/2024 Tax Parcel: 22-046-218
Real Debt: \$152,166.45
Attorney for Plt: Powers Kim LLC
WELLS FARGO BANK, N.A. VS CLAUDINE WEDDINGTON, SOLELY IN CAPACITY AS HEIR OF RALPH BURBAGE AKA RALPH E. BURBAGE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RALPH BURBAGE AKA RALPH E. BURBAGE, DECEASED, 116 HOLLOW ROAD, LEVITTOWN. MESSAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 60 Writ of Execution: 2023-00589
Receipt Number: 2023 1 09839
Off Tax Parcel: 07-007-001
Real Debt: \$127,917.42
Attorney for Plt: Stern & Eisenberg PC
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE BEAR STEARNS STRUCTURED SECURITIES INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 1997-2 VS. GARY J. MEYER, LAURIE R. MACCLOUD, 219 PENNSYLVANIA AVENUE, CHALFONT. MESSAGE AND TRACT IN THE BOROUGH OF CHALFONT.
- 61 Writ of Execution: 2023-01086
Receipt Number: 2023 1 08890
Off Tax Parcel: 13-019-512
Real Debt: \$179,650.39
Attorney for Plt: KML Law Group PC
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-1 VS. JOSEPH F. RICHARDS AKA JOSEPH FRANCIS RICHARDS, 64 VIVIDLEAF LANE, LEVITTOWN. MESSAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 62 Writ of Execution: 2023-01230
Receipt Number: 2023 1 13122
Adjourned to 4/12/2024 Tax Parcel: 12-006-040, 14-006-020, 14-006-021, 12-006-041 & 14-006-096
Real Debt: \$1,374,841.28
Attorney for Plt: Martson Law
AMERICAN HERITAGE FEDERAL CREDIT UNION VS. TOHI LLC, SHAWN TOUHILL, AXE HANDLE ROAD, QUAKERTOWN, MESSAGE AND TRACT IN EAST ROCKHILL TOWNSHIP; 990 RICHLANDTOWN ROAD, QUAKERTOWN, MESSAGE AND TRACT IN HAYCOCK TOWNSHIP; 8092 RICHLANDTOWN ROAD AKA RICHLANDTOWN ROAD, QUAKERTOWN. MESSAGE AND TRACT PARTLY IN EAST ROCKHILL TOWNSHIP AND PARTLY IN HAYCOCK TOWNSHIP.
- 63 Writ of Execution: 2023-01233
Receipt Number: 2023 1 14292
Adjourned to 4/12/2024 Tax Parcel: 14-006-022 & 12-006-039
Real Debt: \$449,859.98
Attorney for Plt: Martson Law
AMERICAN HERITAGE FEDERAL CREDIT UNION VS. AXE HANDLE, LLC, SHAWN TOUHILL, RICHLANDTOWN ROAD, QUAKERTOWN & 4610 AXE HANDLE ROAD, QUAKERTOWN. MESSAGE AND TRACT PARTLY IN THE TOWNSHIP OF EAST ROCKHILL AND PARTLY IN THE TOWNSHIP OF HAYCOCK.

- 64 Writ of Execution: 2023-01745
Receipt Number: 2023 1 12164
Adjourned to Tax Parcel: 02-005-403
3/8/2024 Real Debt: \$41,227.88
Attorney for Plt: Manley Deas Kochalski
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET
INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES
2006-BNC3 VS. ROBERT DAILEY AS ADMINISTRATOR OF THE ESTATE OF ROBERT
ALAN DAILEY, 4910 KNABLE LANE, TREVOSE. MESSAGE AND TRACT IN THE
TOWNSHIP OF BENSALEM.
- 65 Writ of Execution: 2023-01789
Receipt Number: 2023 1 13704
Adjourned to Tax Parcel: 02-048-183
3/8/2024 Real Debt: \$260,939.94
Attorney for Plt: Brock and Scott
WELLS FARGO BANK, N.A. VS. JOSEPH A. PUCHINO AKA JOSEPH ANTHONY
PUCHINO JR, MICHELE M. PUCHINO, 2608 WOODSVIEW DRIVE, BENSALEM.
MESSAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 66 Writ of Execution: 2023-02137
Receipt Number: 2023 1 12407
Adjourned to Tax Parcel: 24-007-007
3/8/2024 Real Debt: \$22,870.41
Attorney for Plt: KML Law Group PC
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA
FUNDING 2009-FT1 TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES
2009-FT1 VS. LOIS A. WIENCKOSKI, RONALD J. WIENCKOSKI AKA RONALD
WIENCKOSKI, 826 NORTH PENNSYLVANIA AVENUE, MORRISVILLE. MESSAGE
AND TRACT IN THE BOROUGH OF MORRISVILLE.
- 67 Writ of Execution: 2023-02151
Receipt Number: 2023 1 08167
From Tax Parcel: 02-077-071
12/8/2023 Real Debt: \$325,887.67
Sale Attorney for Plt: Padgett Law Group
MCLP ASSET COMPANY, INC. VS. JOHN MCGINLEY, SUSAN MCGINLEY, 4422
YATES ROAD, BENSALEM. MESSAGE AND TRACT IN THE TOWNSHIP OF
BENSALEM.
- 68 Writ of Execution: 2023-02449
Receipt Number: 2023 1 14313
Adjourned to Tax Parcel: 22-013-146
4/12/2024 Real Debt: \$149,060.98
Attorney for Plt: Stern & Eisenberg PC
SELECT PORTFOLIO SERVING, INC. VS. SUSAN CHERKAS, 1210 BROWNSVILLE RD,
LANGHORNE. MESSAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.

- 69 Writ of Execution: 2023-02464
Receipt Number: 2023 1 13592
Off Tax Parcel: 24-010-325
Real Debt: \$52,820.49
Attorney for Plt: Manley Deas Kochalski
WELLS FARGO BANK, NA S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION VS.
TERRY L. MCCAULSKY AKA TERRY L. MCCAULSKY SR. INDIVIDUALLY AND AS
OWNER OF ABOUT GLASS AND DOORS, W. KEITH WEBB; JARED WEBB, 1209
SOUTH PENNSYLVANIA AVENUE, MORRISVILLE. MESSUAGE AND TRACT IN THE
BOROUGH OF MORRISVILLE.
- 70 Writ of Execution: 2023-02569
Receipt Number: 2023 1 10926
From Tax Parcel: 20-024-186
12/8/2023 Real Debt: \$4,472,047.75
Sale Attorney for Plt: LLC Curley & Rothman
SOUTHERN SHOALS, LLC VS. MITAL PANDYA AKA MITAL J. PANDYA, JIGNESH
PANDYA AKA JIGNESH N. PANDYA, 1471 HIDDEN POND DRIVE, YARDLEY.
MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 71 Writ of Execution: 2023-02569
Receipt Number: 2023 1 10927
From Tax Parcel: 47-008-007-007
12/8/2023 Real Debt: \$4,472,047.75
Sale Attorney for Plt: LLC Curley & Rothman
SOUTHERN SHOALS, LLC VS. MITAL PANDYA, JIGNESH PANDYA AKA JIGNESH N.
PANDYA, 8 WOODLAND ROAD, NEWTOWN. MESSUAGE AND TRACT IN THE
TOWNSHIP OF UPPER MAKEFIELD.
- 72 Writ of Execution: 2023-03445
Receipt Number: 2023 1 10520
Adjourned Tax Parcel: 02-074-097
to Real Debt: \$339,809.75
4/12/2024 Attorney for Plt: Hill Wallack LLP
PLANET HOME LENDING, LLC VS. JOSHUA HERION, AMBER CHAMBERS, 1049
WAYLAND AVENUE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF
BENSALEM.
- 0 Writ of Execution: 2023-03916
Receipt Number: 2024 1 01912
Tax Parcel: 222672.65
Real Debt: \$222,672.65
Attorney for Plt: RAS Crane & Partners PLLC
TOWD POINT MORTGAGE TRUST 2022-4-1, U.S. BANK NATIOANL ASSOCIATION AS
NDENTURE TRUSTEE VS. KATHLEEN F. TATAR, 81 OUTLOOK LANE, LEVITTOWN.
MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

- 73 Writ of Execution: 2023-04137
Receipt Number: 2023 1 11795
Off Tax Parcel: 21-020-086-002
Real Debt: \$479,202.69
Attorney for Plt: Manley Deas Kochalski
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE
FOR CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES,
SERIES 2007-5 VS. KATHLEEN M. MOFFETT, LANCE CORBETT, KATHLEEN
CORBETT, 105 BERRY LANE, FEASTERVILLE. MESSUAGE AND TRACT IN THE
TOWNSHIP OF LOWER SOUTHAMPTON.
- 74 Writ of Execution: 2023-04171
Receipt Number: 2023 1 13866
Off Tax Parcel: 23-015-022-007
Real Debt: \$403,203.86
Attorney for Plt: KML Law Group PC
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS5 VS.
JENNIFER STOVER, JEFFREY STOVER, 2505 WIEAND ROAD, QUAKERTOWN.
MESSUAGE AND TRACT IN THE TOWNSHIP OF MILFORD.
- 75 Writ of Execution: 2023-04461
Receipt Number: 2023 1 12163
Adjourned to 3/8/2024 Tax Parcel: 22-054-048
Real Debt: \$229,209.45
Attorney for Plt: Manley Deas Kochalski
WELLS FARGO BANK, N.A. VS. STEPHEN M. YORK, ALEXANDRIA M. YORK, 49
FOUNTAIN ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF
MIDDLETOWN.
- 76 Writ of Execution: 2023-05135
Receipt Number: 2023 1 14291
Off Tax Parcel: 04-007-019-001
Real Debt: \$201,532.96
Attorney for Plt: KML Law Group PC
MIDFIRST BANK VS. ALAN SANTIAGO, 831 PINE STREET, BRISTOL. MESSUAGE
AND TRACT IN THE BOROUGH OF BRISTOL.