

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 10, 2020 at eleven o'clock A.M. prevailing time in the Bucks County Administration Building the following real estate

- |   |  |                                 |
|---|--|---------------------------------|
| 1 | Writ of Execution: 2013-02880 A<br>Receipt Number: 2019 1 16946<br>Tax Parcel: 30-015-044<br>Real Debt: \$513,440.15<br>Attorney for Plt: Alan Frank<br>ROBERT WAGNER VS DAVID F. GOULD, III, ESQ., BYERS ROAD, OTTSVILLE.<br>MESSUAGE AND TRACT IN THE TOWNSHIP OF NOCKAMIXON.  | Sold to Attorney<br>\$ 1,120.00 |
| 2 | Writ of Execution: 2013-02880 B<br>Receipt Number: 2019 1 16945<br>Tax Parcel: 41-028-040-002<br>Real Debt: \$513,440.15<br>Attorney for Plt: Alan Frank<br>ROBERT WAGNER VS DAVID F. GOULD, III, ESQ., 7023 PHILLIPS MILL ROAD, NEW<br>HOPE. MESSUAGE AND TRACT IN THE TOWNSHIP OF SOLEBURY.  | Sold to Attorney<br>\$1,147.09  |
| 3 | Writ of Execution: 2013-08633<br>Receipt Number: 2019 1 16947<br>Tax Parcel: 13-026-443<br>Real Debt: \$235,855.15<br>Attorney for Plt: Justin Kobeski<br>U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SASCO MORTGAGE LOAN<br>TRUST 2006-WF1 VS. TODD P. HOOK, JOANNE HOOK, 127 NORTH PARK DRIVE,<br>LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.   |                                 |
| 4 | Writ of Execution: 2013-09096<br>Receipt Number: 2019 1 09630<br>Tax Parcel: 21-025-160<br>Real Debt: \$303,941.51<br>Attorney for Plt: Roger Fay<br>U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT<br>SOLEY AS TRUSTEE FOR THE RMAC TRUST SERIES 2016-CIT VS. GISELA R.<br>PRIETO, UNITED STATES OF AMERICA, 751 BRIDGE VIEW ROAD, FEASTERVILLE<br>TREVOSSE. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER<br>SOUTHAMPTON. |                                 |
| 5 | Writ of Execution: 2014-03055<br>Receipt Number: 2019 1 16896<br>Tax Parcel: 31-090-007<br>Real Debt: \$864,289.53<br>Attorney for Plt: Roger Fay<br>U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF MASTR<br>ADJUSTABLE RATE MORTGAGES TRUST 2007-3 VS. TIMOTHY FEOLI, ANDREA<br>FEOLI, 45 HOPE ROAD, HOLLAND. MESSUAGE AND TRACT IN THE TOWNSHIP OF<br>NORTHAMPTON.   | Sold to Attorney<br>\$1,099.09  |
- Adjourned to 2/14/2020

- 6 Writ of Execution: 2014-07875  
 Receipt Number: 2019 1 09865  
 Off Tax Parcel: 21-023-161  
 Real Debt: \$396,490.15  
 Attorney for Plt: Powers Kim LLC  
 MTGLQ INVESTORS, L.P. VS. CLAUDINENE MOTA, WELLINGTON TEIXEIRA, 1845  
 OVERLOOK ROAD, FEASTERVILLE TREVOSSE. MESSAGE AND TRACT IN THE  
 TOWNSHIP OF LOWER SOUTHAMPTON.
- 7 Writ of Execution: 2015-00156  
 Receipt Number: 2019 1 15368  
 Adjourned to 3/13/2020 Tax Parcel: 31-028-074  
 Real Debt: \$350,084.04  
 Attorney for Plt: Martha Von Rosenstiel  
 US BANK TRUST N.A. AS TRUSTEE OF THE SCIG SERIES III TRUST VS. JAMES  
 MCANDREW, ELIZABETH A. MCANDREW, 611 RISING SUN AVENUE, HOLLAND.  
 MESSAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 8 Writ of Execution: 2015-01025  
 Receipt Number: 2019 1 15428  
 Adjourned to 3/13/2020 Tax Parcel: 06-063-068  
 Real Debt: \$467,395.83  
 Attorney for Plt: Edward Mckee  
 LSF9 MASTER PARTICIPATION TRUST VS. DIANE C. MEYER, 4218 MILADIES LANE,  
 DOYLESTOWN. MESSAGE AND TRACT IN THE TOWNSHIP OF BUCKINGHAM.
- 9 Writ of Execution: 2015-05122  
 Receipt Number: 2019 1 09369  
 From 11/8/2019 Tax Parcel: 34-004-035-001-001  
 Real Debt: \$458,870.87  
 Sale Attorney for Plt: Patrick Wesner  
 Sold to Attorney  
 \$1,185.00  
 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE  
 FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC. ASSET-BACKED  
 CERTIFICATES, SERIES 2007-3 C/O SHELLPOINT MORTGAGE SERVICING VS.  
 MICHAEL KANTER, TAMARA KANTER, 5587 STUMP ROAD, PIPERSVILLE.  
 MESSAGE AND TRACT IN THE TOWNSHIP OF PLUMSTEAD.
- 10 Writ of Execution: 2015-05597  
 Receipt Number: 2019 1 15494  
 Adjourned to 3/13/2020 Tax Parcel: 05-025-0821103  
 Real Debt: \$65,128.06  
 Attorney for Plt: Hal Barrow  
 CRESTWOOD CONDOMINIUM ASSOCIATION, INC. VS. ROBERT E. GERARD, JR., 201  
 DEVON WAY, LEVITTOWN. MESSAGE AND TRACT IN THE TOWNSHIP OF  
 BRISTOL.
- 11 Writ of Execution: 2015-06101  
 Receipt Number: 2019 1 16045  
 Adjourned to 3/13/2020 Tax Parcel: 13-043-007  
 Real Debt: \$189,636.54  
 Attorney for Plt: Phelan Hallinan  
 WELLS FARGO BANK, NA VS. CHRISTOPHER VERGANTINO, KIMBERLY  
 VERGANTINO, 46 NEWBERRY LANE, LEVITTOWN. MESSAGE AND TRACT IN THE  
 TOWNSHIP OF FALLS.

- 12 Writ of Execution: 2015-06546  
 Receipt Number: 2019 1 10685  
 Adjourned to 4/9/2020 Tax Parcel: 02-072-018-001  
 Real Debt: \$322,277.95  
 Attorney for Plt: Kevin Cummings  
 U.S. BANK TRUST, NATIONAL ASSOCIATION AS TRUSTEE OF THE LODGE SERIES III TRUST VS. JOSEPH R. DALOIA, CAROLANN DALOIA, 1139 PARK AVENUE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 13 Writ of Execution: 2015-07855  
 Receipt Number: 2019 1 14728  
 From 12/13/2019 Tax Parcel: 15-028-073  
 Real Debt: \$503,392.47  
 Sale Attorney for Plt: Richard Squire  
 FV-1 INC IN TRUST FOR MORGAN STANLEY MORTGAGE CAPTIAL HOLDINGS LLC C/O SPECIALIZED LOAN SERVICING, LLC. VS. JOHN WUKO, ALISA J. WUKO, 1317 GREEN STREET, PERKASIE. MESSUAGE AND TRACT IN THE TOWNSHIP OF HILLTOWN. Sold to Attorney \$1,050.00
- 14 Writ of Execution: 2015-08169  
 Receipt Number: 2018 1 14653  
 Adjourned to 3/13/2020 Tax Parcel: 05-071-021  
 Real Debt: \$165,684.74  
 Attorney for Plt: Stephen Hladik  
 HOME POINT FINANCIAL F/K/A STONEGATE MORTGAGE CORPORATION VS. CHRISTOPHER W. RICE, 31 DAFFODIL LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 15 Writ of Execution: 2016-01974  
 Receipt Number: 2019 1 17014  
 Off Tax Parcel: 49-019-002-003  
 Real Debt: \$319,168.68  
 Attorney for Plt: Justin Kobeski  
 WELLS FARGO BANK, N.A VS. PAUL E. WILLIAMS, ESTHER A. WILLIAMS, 440 GRAPE STREET, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.
- 16 Writ of Execution: 2016-03651  
 Receipt Number: 2018 1 10535  
 From 11/8/2019 Tax Parcel: 02-021-007-048  
 Real Debt: \$114,612.22  
 Sale Attorney for Plt: Phelan Hallinan  
 SANTANDER BANK, N.A. VS. MARGARET CAUDLE, 520 BRISTOL PIKE UNIT 48, A/K/A 48 LAFAYETTE GARDEN, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM. Sold to Attorney \$1,324.14
- 17 Writ of Execution: 2016-04350  
 Receipt Number: 2019 1 16751  
 Adjourned to 2/14/2020 Tax Parcel: 05-047-066  
 Real Debt: \$241,605.54  
 Attorney for Plt: Michael McKeever  
 U.S. BANK, N.A. AS TRUSTEE FOR IRWIN WHOLE LOAN HOME EQUITY TRUST 2005-C, BY DITECH FINANCIAL LLC VS. DALE A. BURKHART, 505 BARBARA CIRCLE, FAIRLESS HILLS. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

- 18 Writ of Execution: 2016-04816  
Receipt Number: 2019 1 09984  
Off Tax Parcel: 02-094-179  
Real Debt: \$4,874.66  
Attorney for Plt: Stefan Richter  
BENSALEM VILLAGE CONDOMINIUM ASSOCIATION VS. ROMAN SEMKIW,  
BARBARA SEMKIW, 579 SOUTH MOUNT VERNON CIRCLE, BENSALEM. MESSUAGE  
AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 19 Writ of Execution: 2016-05118  
Receipt Number: 2019 1 05868  
Adjourned to 3/13/2020 Tax Parcel: 05-012-302  
Real Debt: \$203,216.73  
Attorney for Plt: Robert Crawley  
WELLS FARGO BANK NATIONAL ASSOCIATION VS DONALD R. BELLERBY, SUSAN  
BELLERBY, 914 STATE ROAD, CROYDON. MESSUAGE AND TRACT IN THE  
TOWNSHIP OF BRISTOL.
- 20 Writ of Execution: 2016-05510  
Receipt Number: 2019 1 13049  
Adjourned to 2/14/2020 Tax Parcel: 21-025-330  
Real Debt: \$53,007.54  
Attorney for Plt: Phelan Hallinan  
ABS REO TRUST V VS. LAWRENCE W. KRAMER, LAURIEANN M. KRAMER A/K/A  
LAURIE ANN M. KRAMER, 860 GREEN RIDGE CIRCLE, LANGHORNE. MESSUAGE  
AND TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON.
- 21 Writ of Execution: 2016-05587  
Receipt Number: 2019 1 14059  
Adjourned to 3/13/2020 Tax Parcel: 02-080-015  
Real Debt: \$339,863.69  
Attorney for Plt: Katherine Wolf  
CIT BANK, N.A. F/K/A ONEWEST BANK, F.S.B. VS SHAWN C. MCNAMEE AND  
ANDREA MCNAMEE, 659 HAUNTED LANE, BENSALEM. MESSUAGE AND TRACT IN  
THE TOWNSHIP OF BENSALEM.
- 22 Writ of Execution: 2016-06342  
Receipt Number: 2019 1 01243  
Adjourned to 3/13/2020 Tax Parcel: 12-003-039  
Real Debt: \$158,852.35  
Attorney for Plt: Powers Kirm 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.
- 23 Writ of Execution: 2016-06599  
Receipt Number: 2019 1 16202  
Adjourned to 3/13/2020 Tax Parcel: 15-011-122  
Real Debt: \$462,785.65  
Attorney for Plt: Phelan Hallinan  
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION VS. ROBERT W. MAHER,  
BETH A. MAHER, 111 BRINKLEY DRIVE, PERKASIE. MESSUAGE AND TRACT IN THE  
TOWNSHIP OF HILLTOWN.

- 24 Writ of Execution: 2016-07393  
Receipt Number: 2019 1 16268  
Off Tax Parcel: 13-004-234  
Real Debt: \$264,335.52  
Attorney for Plt: Katherine Wolf  
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE MERRILL LYNCH FIRST  
FRANLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-4 VS SCOTT MACAINSH, JR. AND DEBORAH  
MACAINSH A/K/A DEBORAH MACAINISH, 216 CHELSEA ROAD, FAIRLESS HILLS.  
MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 25 Writ of Execution: 2016-07920  
Receipt Number: 2019 1 08962  
Off Tax Parcel: 13-041-061  
Real Debt: \$151,501.46  
Attorney for Plt: Michael McKeever  
U.S. BANK NATIONAL ASSOCIATION (TRUSTEE FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY) VS. ANNE RAYMOND, CURTIS RAYMOND, 45  
PRIMROSE LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
FALLS.
- 26 Writ of Execution: 2017-00073  
Receipt Number: 2019 1 16749  
Adjourned to 3/13/2020 Tax Parcel: 22-045-343  
Real Debt: \$377,012.28  
Attorney for Plt: Richard Squire  
BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS  
SERVICING LP F/K/A COUNTYWIDE HOME LOANS SERVICING, LP VS.  
CHRISTOPHER E. GRAY, 452 SUNSET AVENUE, LANGHORNE. MESSUAGE AND  
TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 27 Writ of Execution: 2017-00161  
Receipt Number: 2019 1 16802  
Off Tax Parcel: 05-013-068-005  
Real Debt: \$0.00  
Attorney for Plt: Robert Daday  
BRISTOL TOWNSHIP VS. LOUIS JOSEPH ROSMINI, JR., 502 LOGAN AVENUE,  
BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 28 Writ of Execution: 2017-00796  
Receipt Number: 2019 1 15833  
Adjourned to 2/14/2020 Tax Parcel: 02-092-282  
Real Debt: \$68,485.46  
Attorney for Plt: Michael McKeever  
MIDFIRST BANK VS. EILEEN MARIE BOWERS, 1630 HORRACE COURT A/K/A 1630  
HORACE COURT, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
BENSLEM.
- 29 Writ of Execution: 2017-01281  
Receipt Number: 2019 1 12198  
Adjourned to 3/13/2020 Tax Parcel: 49-019-177  
Real Debt: \$444,373.17  
Attorney for Plt: Katherine Wolf  
SELENE FINANCE L.P. VS. STEVEN ZOLK, 386 LEMON STREET, WARMINSTER.  
MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.

- 30 Writ of Execution: 2017-02588  
 Receipt Number: 2019 1 14519  
 Adjourned to 3/13/2020 Tax Parcel: 13-023-025  
 Real Debt: \$203,157.00  
 Attorney for Plt: Phelan Hallinan  
 WELLS FARGO BANK, NA VS ALFRED J. MAYBERRY, JR, JILL ZARRA MAYBERRY,  
 15 TWIN LEAF LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 FALLS.
- 31 Writ of Execution: 2017-02680  
 Receipt Number: 2018 1 21197  
 Adjourned to 3/13/2020 Tax Parcel: 22-065-239  
 Real Debt: \$41,156.80  
 Attorney for Plt: Emmanuel Argentieri  
 U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN  
 2016-SC6 TITLE TRUST VS. DONNA MARIE LAGHJICHI A/K/A DONNAMARIE  
 LAGHJICHI, 72 QUARRY ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF MIDDLETOWN.
- 32 Writ of Execution: 2017-03103  
 Receipt Number: 2019 1 15270  
 Adjourned to 3/13/2020 Tax Parcel: 29-043-502  
 Real Debt: \$253,317.16  
 Attorney for Plt: RYAN GOWER  
 COBA, INC., ASSIGNEE OF TD BANK, N.A. VS ILIAS SYRGABAEV, 420 MAHOGANY  
 WALK, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF NEWTOWN
- 33 Writ of Execution: 2017-03979  
 Receipt Number: 2019 1 15662  
 Tax Parcel: 49-037-274  
 Real Debt: \$507,424.38  
 Attorney for Plt: Michael McKeever  
 DIPLOMAT PROPERTY MANAGER, LLC VS. ISOM SALTERS, PATRICK SMITH,  
 KATHLEEN SMITH-SALTERS, 988 GORSON DRIVE, WARMINSTER. MESSUAGE AND  
 TRACT IN THE TOWNSHIP OF WARMINSTER. Sold to Attorney  
 \$1,138.73
- 34 Writ of Execution: 2017-04023  
 Receipt Number: 2019 1 15190  
 Adjourned to 3/13/2020 Tax Parcel: 49-020-007  
 Real Debt: \$27,381.87  
 Attorney for Plt: Martha Von Rosenstiel  
 MTGLQ INVESTORS, LP VS. SHANE KELLY ABBOTT, JR. IN HIS CAPACITY AS  
 ADMINISTRATOR AND HEIR-AT-LAW OF SHANE KELLY ABBOTT, DECEASED;  
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR  
 ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHANE  
 KELLY ABBOTT, DECEASED, 744 MEARNS ROAD, WARMINSTER. MESSUAGE AND  
 TRACT IN THE TOWNSHIP OF WARMINSTER.
- 35 Writ of Execution: 2017-04077  
 Receipt Number: 2019 1 16438  
 Off Tax Parcel: 05-049-020  
 Real Debt: \$189,560.15  
 Attorney for Plt: Michael McKeever  
 M&T BANK VS NICOLE D. LUSTICA, RONALD K. LUSTICA, 31 MORNING GLORY  
 LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

- 36 Writ of Execution: 2017-05339  
 Receipt Number: 2019 1 15834 Sold to Attorney  
 Tax Parcel: 05-022-451.004 \$1,215.14  
 Real Debt: \$224,226.31  
 Attorney for Plt: Daniel Jones  
 OCWEN LOAN SERVICING, LLC VS. ISAIAH KNOWLDEN, IDA TYLER A/K/A IDA B. TYLER, 1503 MOTT STREET, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 37 Writ of Execution: 2017-05403  
 Receipt Number: 2019 1 03436  
 Adjoined to 2/14/2020 Tax Parcel: 42-001-008-002  
 Real Debt: \$58,498.31  
 Attorney for Plt: Robert Daday  
 PALISADES SCHOOL DISTRICT VS. FRANCESCA CATONA STAMATSON, KENNETH H. STAMATSON, 7866 BLUE CHURCH ROAD, COOPERSBURG. MESSUAGE AND TRACT IN THE TOWNSHIP OF SPRINGFIELD.
- 38 Writ of Execution: 2017-05514  
 Receipt Number: 2019 1 15426 Sold to Attorney  
 Tax Parcel: 15-022-188 \$1,084.00  
 Real Debt: \$246,303.62  
 Attorney for Plt: Andrew Marley  
 PHH MORTGAGE CORPORATION, LLC VS. JOSEPH J. DELCONTE, JR. A/K/A JOSEPH J. DELCONTE, 205 MILL ROAD, HATFIELD. MESSUAGE AND TRACT IN THE TOWNSHIP OF HILLTOWN.
- 39 Writ of Execution: 2017-06176  
 Receipt Number: 2019 1 14104  
 Adjoined to 3/13/2020 Tax Parcel: 05-041-089  
 Real Debt: \$209,509.82  
 Attorney for Plt: Phelan Hallinan  
 WELLS FARGO BANK, N.A. VS. PATRICK HILL, DANIELLE HILL, 38 VINEYARD ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 40 Writ of Execution: 2017-06720  
 Receipt Number: 2019 1 09058  
 Off Tax Parcel: 20-076-004-424  
 Real Debt: \$235,457.00  
 Attorney for Plt: Michael McKeever  
 PNC BANK, NATIONAL ASSOCIATION VS. GREGORY HARTMAN, 5608 SPRUCE MILL DRIVE, YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER MAKEFIELD.
- 41 Writ of Execution: 2017-06901  
 Receipt Number: 2019 1 15192  
 Adjoined to 2/14/2020 Tax Parcel: 15-056-019  
 Real Debt: \$270,556.53  
 Attorney for Plt: Roger Fay  
 BANK OF AMERICA N.A. VS. JESSY KANG, 1231 REVERE DRIVE, CHALFONT. MESSUAGE AND TRACT IN THE TOWNSHIP OF HILLTOWN.

- 42 Writ of Execution: 2017-07103  
 Receipt Number: 2019 1 02401  
 Off Tax Parcel: 22-064-049  
 Real Debt: \$84,067.97  
 Attorney for Plt: Gregory Javardian  
 CITIZENS BANK OF PENNSYLVANIA VS. RALPH B. CLARK, KATHLEEN M. CLARK,  
 14 QUARTER TURN ROAD WEST, LEVITTOWN. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF MIDDLETOWN.
- 43 Writ of Execution: 2017-07500  
 Receipt Number: 2019 1 12128  
 Adjoined Tax Parcel: 06-052-116  
 to Real Debt: \$640,396.99  
 2/14/2020 Attorney for Plt: Andrew Marley  
 WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR MASTR ASSET  
 BACKED SECURITIES TRUST 2003-OPT2 MORTGAGE PASS-THROUGH  
 CERTIFICATES, SERIES 2003-OPT2 C/O OCWEN LOAN SERVICING, LLC. VS.  
 MELISSA A. SESERKO, MICHAEL S. SESERKO, 4267 ARBOR LANE, DOYLESTOWN.  
 MESSUAGE AND TRACT IN THE TOWNSHIP OF BUCKINGHAM.
- 44 Writ of Execution: 2017-07654  
 Receipt Number: 2019 1 12074  
 Adjoined Tax Parcel: 13-022-082  
 to Real Debt: \$209,467.39  
 3/13/2020 Attorney for Plt: Powers Kirm LLC  
 WELLS FARGO BANK, N.A. VS. MICHAEL J. HOWELL, JR A/K/A MICHAEL JAMES  
 HOWELL JR, A/K/A MICHAEL HOWELL, ELIZABETH M. HOWELL A/K/A ELIZABETH  
 M. EAVERS A/K/A ELIZABETH MARIE EAVERS, 80 BUTTONWOOD LANE,  
 LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 45 Writ of Execution: 2018-00054  
 Receipt Number: 2019 1 01831  
 Adjoined Tax Parcel: 02-088-066  
 to Real Debt: \$240,228.46  
 3/13/2020 Attorney for Plt: Jessica Manis  
 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT  
 SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-  
 W4 C/O OCWEN LOAN SERVICING, LLC. VS. JOHN D. MARZARIO, NICOLE  
 MARZARIO, 2342 EBURY COURT, BENSALEM. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF BENSALEM.
- 46 Writ of Execution: 2018-00071  
 Receipt Number: 2019 1 15199  
 Adjoined Tax Parcel: 31-013-017  
 to Real Debt: \$42,515.93  
 3/13/2020 Attorney for Plt: Edward Mckee  
 QUICKEN LOANS INC. VS. HUGH KIRK CALDWELL, 83 GALLOWAY ROAD,  
 RICHBORO. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.



- 47 Writ of Execution: 2018-00175  
 Receipt Number: 2019 1 09864  
 Adjourned Tax Parcel: 36-022-233-208  
 to Real Debt: \$186,438.04  
 3/13/2020 Attorney for Plt: Richard Squire  
 CARRINGTON MORTGAGE SERVICES, LLC VS KIMBERLEY ANNE SCHMILEWSKE,  
 THEODORE L. CAMERON, 208 PRAIRIE COURT, QUAKERTOWN. MESSUAGE AND  
 TRACT IN THE TOWNSHIP OF RICHLAND.
- 48 Writ of Execution: 2018-00384  
 Receipt Number: 2018 1 21035  
 Adjourned Tax Parcel: 53-012-047-002  
 to Real Debt: \$600,636.50  
 2/14/2020 Attorney for Plt: Phelan Hallinan  
 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SASCO MORTGAGE LOAN  
 TRUST 2007-WF2 VS. HELEN J. FERNICOLA, JOSEPH T. FERNICOLA, 222 WILLIAMS  
 AVENUE, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 WRIGHTSTOWN.
- 49 Writ of Execution: 2018-00407  
 Receipt Number: 2019 1 13224  
 Adjourned Tax Parcel: 44-007-059  
 to Real Debt: \$4,847.43  
 3/13/2020 Attorney for Plt: Robert Daday  
 PALISADES SCHOOL DISTRICT VS. VIRGINIA E. OLSEN, 178 UPPER TINICUM  
 CHURCH ROAD, UPPER BLACK EDDY. MESSUAGE AND TRACT IN THE TOWNSHIP  
 OF TINICUM.
- 50 Writ of Execution: 2018-00468  
 Receipt Number: 2019 1 12630  
 From Tax Parcel: 13-045-031  
 12/13/2019 Real Debt: \$258,754.62  
 Sale Attorney for Plt: Michael McKeever  
 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE  
 (CWABS 2006-SD2) VS. ROBERT J. MCGRATH, 9020 SECOND STREET, LEVITTOWN.  
 MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS. **Sold to Attorney**  
**\$1,143.91**
- 51 Writ of Execution: 2018-00775  
 Receipt Number: 2019 1 15851  
 Adjourned Tax Parcel: 02-095-014-006  
 to Real Debt: \$266,254.34  
 3/13/2020 Attorney for Plt: Daniel Jones  
 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE OF THE  
 AAMES MORTGAGE INVESTMENT TRUST 2005-1 VS. ROBIN CALLAHAN, 1937  
 BEECH LANE, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 BENSLEM.

- 52 Writ of Execution: 2018-00882  
 Receipt Number: 2018 1 11376  
 Adjourned to 2/14/2020 Tax Parcel: 21-023-005-015  
 Real Debt: \$481,981.82  
 Attorney for Plt: Bradley Osborne  
 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST VS SOHINII KHANNA, SURAJIT KHANNA, UNITED STATES OF AMERICA, 1959 SAXON DRIVE, FEASTERVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON.
- 53 Writ of Execution: 2018-00933  
 Receipt Number: 2019 1 16556  
 Adjourned to 2/14/2020 Tax Parcel: 02-068-025  
 Real Debt: \$140,535.38  
 Attorney for Plt: Andrew Marley  
 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR ARGENT SECURITIES INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES, 2004-W11 VS. DAN RINK, 459 OLNEY AVENUE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 54 Writ of Execution: 2018-01007  
 Receipt Number: 2019 1 16441  
 Tax Parcel: 01-023-080-006-130  
 Real Debt: \$121,619.56  
 Attorney for Plt: Michael McKeever  
 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER VS. NOEL MCDONALD, 130 ALLEM LANE, PERKASIE. MESSUAGE AND TRACT IN THE TOWNSHIP OF BEDMINSTER. Sold to Attorney \$1,032.00
- 55 Writ of Execution: 2018-01291  
 Receipt Number: 2019 1 10018  
 Off Tax Parcel: 01-023-080-003-218  
 Real Debt: \$223,226.51  
 Attorney for Plt: Katherine Wolf  
 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-9 VS. RICHARD CUTLER, JANET CUTLER, 218 ALLEM LANE, PERKASIE. MESSUAGE AND TRACT IN THE TOWNSHIP OF BEDMINSTER.
- 56 Writ of Execution: 2018-01338  
 Receipt Number: 2019 1 13223  
 Adjourned to 3/13/2020 Tax Parcel: 50-032-020  
 Real Debt: \$4,348.33  
 Attorney for Plt: Robert Daday  
 WARRINGTON TOWNSHIP VS. MICHAEL J. SMITH, LORRAINE J. SMITH, 2112 ELM AVENUE, WARRINGTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARRINGTON.

- 57 Writ of Execution: 2018-01845  
 Receipt Number: 2019 1 16801  
 Off Tax Parcel: 26-033-001  
 Real Debt: \$357,066.28  
 Attorney for Plt: Phelan Hallinan  
 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR MASTR ASSET BACKED  
 SECURITIES TRUST 2006-FRE1, MORTGAGE PASS-THROUGH CERTIFICATES  
 SERIES 2006-FRE1 VS. JOSEPH J. LERNER A/K/A JOSEPH LERNER, TRUDE A.  
 LERNER, 212 CASSANDRA DRIVE, CHALFONT. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF NEW BRITAIN.
- 58 Writ of Execution: 2018-01953  
 Receipt Number: 2019 1 05216  
 Adjoined to 3/13/2020 Tax Parcel: 31-044-151  
 Real Debt: \$302,669.36  
 Attorney for Plt: Phelan Hallinan  
 WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL  
 CAPACITY, BUT SOLEY AS TRUSTEE FOR MFRA TRUST 2015-1 VS. DAVID C.  
 KENNEY, 6 LEHIGH DRIVE, RICHBORO. MESSUAGE AND TRACT IN THE TOWNSHIP  
 OF NORTHAMPTON.
- 59 Writ of Execution: 2018-02008  
 Receipt Number: 2019 1 16439  
 Tax Parcel: 33-006-023  
 Real Debt: \$212,890.65  
 Attorney for Plt: Michael McKeever  
 QUICKEN LOANS INC VS. AARON MOYER, BLAKE MOYER, 206 SEVENTH STREET  
 A/K/A 206 NORTH 7TH STREET, PERKASIE. MESSUAGE AND TRACT IN THE  
 BOROUGH OF PERKASIE. Sold to Attorney \$1,108.00
- 60 Writ of Execution: 2018-02114  
 Receipt Number: 2019 1 16440  
 Tax Parcel: 35-006-048-079  
 Real Debt: \$153,096.18  
 Attorney for Plt: Michael McKeever  
 M&T BANK VS. CATHERINE ALLISON LORE AND PETER ANTHONY LORE-  
 HERBERT AKA PETER ANTHONY GALEN LORE-HERBERT, 205 JEFFERSON COURT,  
 QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN. Sold to Attorney \$1,060.00
- 61 Writ of Execution: 2018-02851  
 Receipt Number: 2019 1 15367  
 Off Tax Parcel: 09-020-175  
 Real Debt: \$241,500.67  
 Attorney for Plt: Phelan Hallinan  
 WELLS FARGO BANK, N.A. S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION VS  
 ROBERT STEPHENS, 73 BOGEY CIRCLE, DOYLESTOWN. MESSUAGE AND TRACT IN  
 THE TOWNSHIP OF DOYLESTOWN.

- 62 Writ of Execution: 2018-02911  
Receipt Number: 2019 1 08441  
Adjourned to 3/13/2020 Tax Parcel: 05-035-027  
Real Debt: \$194,885.09  
Attorney for Plt: Robert Crawley  
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2005-4C VS. ROBERTO DEL CASTILLO A/K/A ROBERTO DELCASTILLO; MILLER DELCASTILLO, EVA DELCASTILLO C/O ARTHUR G. KREVITZ, ESQUIRE, 66 RIDGE LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 63 Writ of Execution: 2018-03420  
Receipt Number: 2019 1 15268  
Off Tax Parcel: 34-049-066-050  
Real Debt: \$196,498.96  
Attorney for Plt: Daniel Jones  
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-E, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-E VS. SARAH WILLETT A/K/A SARAH E. WILLETT, 3649 NANCY WARD CIRCLE, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF PLUMSTEAD.
- 64 Writ of Execution: 2018-03578  
Receipt Number: 2018 1 13615  
Adjourned to 3/13/2020 Tax Parcel: 05-072-276  
Real Debt: \$144,319.64  
Attorney for Plt: Jenine Davey  
U.S BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-BC11 VS. IAN A. CRAFFORD, PAMELA J. CRAFFORD, 14 SWAN LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 65 Writ of Execution: 2018-04193  
Receipt Number: 2019 1 11839  
Adjourned to 3/13/2020 Tax Parcel: 24-004-570  
Real Debt: \$119,334.68  
Attorney for Plt: Phelan Hallinan  
LAKEVIEW LOAN SERVICING, LLC VS. DUSTIN BURGHARDT, 343 PROSPECT AVENUE, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF MORRISVILLE.
- 66 Writ of Execution: 2018-04245  
Receipt Number: 2019 1 12706  
Adjourned to 2/14/2020 Tax Parcel: 05-011-196 & 05-011-196-001  
Real Debt: \$301,255.96  
Attorney for Plt: Faith Bones  
JOHN BECK, DARLENE BECK VS. JOHN D. PIROLLO, DANA B. PIROLLO, 926 CEDAR AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

- 67 Writ of Execution: 2018-04721  
 Receipt Number: 2019 1 16328  
 Adjourned to 3/13/2020 Tax Parcel: 31-071-008  
 Real Debt: \$110,873.39  
 Attorney for Plt: Jill Fein  
 TRUMARK FINANCIAL CREDIT UNION VS ROBERT AND CONSTANCE M. MCKELVEY, 126 BARLEY ROAD, IVYLAND. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 68 Writ of Execution: 2018-04894  
 Receipt Number: 2019 1 15661  
 Tax Parcel: 13-025-034  
 Real Debt: \$286,609.95  
 Attorney for Plt: Andrew Marley  
 U.S. BANK NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLEY AS TRUSTEE FOR BLUEWATER INVESTMENT TRUST VS. RICHARD J. FICAROTTA, CYNTHIA J. FICAROTTA, 36 WISTERIA LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS. Sold to Attorney \$1,229.96
- 69 Writ of Execution: 2018-05027  
 Receipt Number: 2019 1 12592  
 Off Tax Parcel: 04-025-027  
 Real Debt: \$65,503.11  
 Attorney for Plt: Michael McKeever  
 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER VS. DAWN WEIMAR, 724 WOOD STREET, BRISTOL. MESSUAGE AND TRACT IN THE BOROUGH OF BRISTOL.
- 70 Writ of Execution: 2018-05125  
 Receipt Number: 2018 1 20070  
 Adjourned to 3/13/2020 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.
- 71 Writ of Execution: 2018-05434  
 Receipt Number: 2019 1 12372  
 Adjourned to 2/14/2020 Tax Parcel: 48-007-307  
 Real Debt: \$140,020.90  
 Attorney for Plt: Richard Squire  
 UMB BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST IV VS. ANNEMARIE C. GLASS, 322 CLAIR ROAD, SOUTHAMPTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF UPPER SOUTHAMPTON.
- 72 Writ of Execution: 2018-05931  
 Receipt Number: 2019 1 09677  
 Adjourned to 2/14/2020 Tax Parcel: 13-026-082  
 Real Debt: \$174,670.64  
 Attorney for Plt: Phelan Hallinan  
 WELLS FARGO BANK, NA VS. ERIN DUBS, 119 EVERTURN LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.



- 78 Writ of Execution: 2018-06608  
Receipt Number: 2019 1 13047  
Adjourned to 4/9/2020 Tax Parcel: 13-034-020  
Real Debt: \$225,112.61  
Attorney for Plt: Roger Fay  
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.
- 79 Writ of Execution: 2018-06771  
Receipt Number: 2019 1 09549  
Off Tax Parcel: 21-032-148  
Real Debt: \$91,670.07  
Attorney for Plt: Phelan Hallinan  
SPECIALIZED LOAN SERVICING LLC VS. EMILY C. STANG, CARL W. STANG, 1160 HAINES AVENUE, FEASTERVILLE TREVOSE. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON.
- 80 Writ of Execution: 2018-07128  
Receipt Number: 2019 1 15992  
Adjourned to 4/9/2020 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. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN
- 81 Writ of Execution: 2019-00184  
Receipt Number: 2019 1 14586  
Adjourned to 4/9/2020 Tax Parcel: 02-091-367  
Real Debt: \$200,150.94  
Attorney for Plt: Robert Crawley  
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. GERARDO ZAMBELLI III IN HIS CAPACITY AS HEIR OF BARBARA A. ZAMBELLI; THOMAS ZAMBELLI IN IN HIS CAPACITY AS HEIR OF BARBARA A. ZAMBELLI; JUSTIN ZAMBELLI IN HIS CAPACITY AS HEIR OF BARBARA A. ZAMBELLI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA A. ZAMBELLI, 6513 SARATOGA TURN, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 82 Writ of Execution: 2019-00202  
Receipt Number: 2019 1 08255  
Off Tax Parcel: 24-008-250  
Real Debt: \$59,836.70  
Attorney for Plt: Michael McKeever  
DITECH FINANCIAL LLC VS. MARGARET KOWNACKY AKA MARGARET M. KOWNACKY, 28 EAST HENDRICKSON AVENUE, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF MORRISVILLE.

- 83 Writ of Execution: 2019-00334  
 Receipt Number: 2019 1 05417  
 Adjourned to 2/14/2020 Tax Parcel: 13-023-104  
 Real Debt: \$236,485.70  
 Attorney for Plt: Phelan Hallinan  
 FREEDOM MORTGAGE CORPORATION VS. DAVID HARRIS, MARY HARRIS, 17 TANGLEWOOD LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 84 Writ of Execution: 2019-00392  
 Receipt Number: 2019 1 13201  
 Off Tax Parcel: 13-019-397  
 Real Debt: \$185,909.59  
 Attorney for Plt: Terrence McCabe  
 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER AS SUCCESSOR BY MERGER TO PACIFIC UNION FINANCIAL LLC VS. JOELLE STRICKLAND, DANIEL COSTELLO, 58 VILLAGE LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 85 Writ of Execution: 2019-00477  
 Receipt Number: 2019 1 11475  
 Adjourned to 2/14/2020 Tax Parcel: 41-005-013-003  
 Real Debt: \$463,228.54  
 Attorney for Plt: Kevin Cummings  
 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE BUNGALOW 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.
- 86 Writ of Execution: 2019-00493  
 Receipt Number: 2019 1 04867  
 Off Tax Parcel: 05-049-178  
 Real Debt: \$196,035.53  
 Attorney for Plt: Phelan Hallinan  
 FREEDOM MORTGAGE CORPORATION VS. DAVID SIDORSKI, PATRICIA SIDORSKI, 44 MISTLETOE LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 87 Writ of Execution: 2019-00727  
 Receipt Number: 2019 1 16501  
 Adjourned to 3/13/2020 Tax Parcel: 02-061-082  
 Real Debt: \$58,727.75  
 Attorney for Plt: Phelan Hallinan  
 WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION VS. LARRY D. SCHULTZ, JOANN M. SCHULTZ A/K/A JOANN SCHUTLZ, 2291 FINLEY AVENUE, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 88 Writ of Execution: 2019-00796  
 Receipt Number: 2019 1 09197  
 From 10/11/2019 Tax Parcel: 22-013-139  
 Real Debt: \$4,698.70  
 Attorney for Plt: Phelan Hallinan  
 WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION VS. CHRISTINE A. MARSH, 171 SOUTH CLEARVIEW AVENUE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- Sold to Attorney  
\$1,201.91



- 89 Writ of Execution: 2019-01045  
 Receipt Number: 2019 1 06224  
 Off Tax Parcel: 21-002-064  
 Real Debt: \$246,382.66  
 Attorney for Plt: Phelan Hallinan  
 GATEWAY BANK, F.S.B. VS. STEPHANIE L. FOX, ROBERT REINHART, 100 SOUTH MIDWAY AVENUE, FEASTERVILLE TREVOSSE. MESSAGE AND TRACT IN LOWER SOUTHAMPTON TOWNSHIP.
- 90 Writ of Execution: 2019-01505  
 Receipt Number: 2019 1 16087  
 Adjoined to 2/14/2020 Tax Parcel: 51-030-081  
 Real Debt: \$513,875.45  
 Attorney for Plt: Justin Kobeski  
 U.S. BANK NATIONAL ASSOCIATION VS. ABIGAIL SOTO, PAUL SOTO, 1841 AUGUSTA DRIVE, JAMISON. MESSAGE AND TRACT IN THE TOWNSHIP OF WARWICK.
- 91 Writ of Execution: 2019-01528  
 Receipt Number: 2019 1 09866  
 Off Tax Parcel: 02-049-100  
 Real Debt: \$332,082.97  
 Attorney for Plt: Phelan Hallinan  
 WELLS FARGO BANK, N.A. VS. DAVID SOLOMIN, 2453 WILLIAMSON COURT, BENSLEM. MESSAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 92 Writ of Execution: 2019-01538  
 Receipt Number: 2019 1 10040  
 Off Tax Parcel: 33-006-064  
 Real Debt: \$55,772.44  
 Attorney for Plt: Richard Squire  
 J.P. MORGAN MORTGAGE ACQUISITION CORP VS. JOSEPH JAMES MCGLORY, KATHERINE A. MCGLORY, 308 NORTH SIXTH STREET, PERKASIE. MESSAGE AND TRACT IN THE BOROUGH OF PERKASIE.
- 93 Writ of Execution: 2019-01668  
 Receipt Number: 2019 1 15712  
 Tax Parcel: 05-037-058  
 Real Debt: \$167,968.97  
 Attorney for Plt: Phelan Hallinan  
 PENNYMAC LOAN SERVICES, LLC VS. SHERRI SILVERMAN, 57 WHITEWOOD DRIVE, LEVITTOWN. MESSAGE AND TRACT IN THE TOWNSHIP OF BRISTOL. Sold to Vaughn Derassosuyan \$150,000.00
- 94 Writ of Execution: 2019-01990  
 Receipt Number: 2019 1 16088  
 Tax Parcel: 35-009-077-009  
 Real Debt: \$108,328.76  
 Attorney for Plt: Justin Kobeski  
 WELLS FARGO BANK, N.A. VS. WENDY C. WEAVER INDIVIDUALLY AND AS POSSIBLE HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF MARK E. OLSON; GLEN G. OLSON AS POSSIBLE HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF MARK E. OLSON; RUSSEL OLSON AS POSSIBLE HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF MARK E. OLSON; UNKNOWN HEIRS AND/OR ADMINISTRATOR TO THE ESTATE OF MARK E. OLSON, 209 COURT ALY, QUAKERTOWN. MESSAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN. Sold to Pradeep Srinivasan \$102,000.00

- 95 Writ of Execution: 2019-02114  
Receipt Number: 2019 1 10396
- Off Tax Parcel: 12-029-021  
Real Debt: \$172,909.12  
Attorney for Plt: Phelan Hallinan  
MID AMERICA MORTGAGE, INC. VS. JULIE A. CAPORALETTI, JOHN J. CAPORALETTI JR, 945 PINE COURT, PERKASIE. MESSUAGE AND TRACT IN THE TOWNSHIP OF EAST ROCKHILL.
- 96 Writ of Execution: 2019-02174  
Receipt Number: 2019 1 16266
- Off Tax Parcel: 47-032-011  
Real Debt: \$105,606.08  
Attorney for Plt: Phelan Hallinan  
WELLS FARGO BANK, N.A. VS FRANK MCGILL A/K/A FRANCIS J. MCGILL, JOYCE L. MCGILL, 14 LENAPE DRIVE, NEW HOPE. MESSUAGE AND TRACT IN THE TOWNSHIP OF UPPER MAKEFIELD.
- 97 Writ of Execution: 2019-02246  
Receipt Number: 2019 1 13199
- Off Tax Parcel: 02-019-131  
Real Debt: \$244,467.17  
Attorney for Plt: William Levant  
PHILADELPHIA FEDERAL CREDIT UNION VS. ADAM MEULLER, THERESA WALSH, 4723 SUNRISE AVENUE, BENSLEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSLEM.
- 98 Writ of Execution: 2019-02373  
Receipt Number: 2019 1 09545
- Off Tax Parcel: 35-008-011  
Real Debt: \$195,991.95  
Attorney for Plt: Michael McKeever  
AMERIHOM MORTGAGE COMPANY LLC VS. MYLINDA MANNION, 516 JUNIPER STREET, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- 99 Writ of Execution: 2019-02507  
Receipt Number: 2019 1 13050
- Adjourned to 2/14/2020 Tax Parcel: 36-025-064  
Real Debt: \$195,947.14  
Attorney for Plt: Michael McKeever  
CARISBROOK ASSET HOLDING TRUST VS. DOLLY FREED, BRIAN MERRILL FREED JR, 23 MIMOSA COURT, QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF RICHLAND.
- 100 Writ of Execution: 2019-02512  
Receipt Number: 2019 1 13147
- Adjourned to 3/13/2020 Tax Parcel: 05-050-106  
Real Debt: \$112,724.23  
Attorney for Plt: Phelan Hallinan  
WELLS FARGO BANK, N.A.S/B/M TO WELLS FARGO BANK SOUTHWEST, N.A. F/K/A WACHOVIA MORTGAGE, F.S.B. F/K/A WORLD SAVINGS BANK, F.S.B. VS. DONALD L. JONES, CRAIG L. JONES, CYNTHIA M. JONES, 64 CRIMSON KING LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

- 101 Writ of Execution: 2019-03008  
 Receipt Number: 2019 1 16555 Sold to Nirav Patel  
 Tax Parcel: 22-049-296 \$153,000.00  
 Real Debt: \$94,740.28  
 Attorney for Plt: Daniel Jones  
 QUICKEN LOANS, INC. VS. THE KNOWN AND UNKNOWN HEIR(S), EXECUTOR(S), ADMINISTRATOR(S) AND DEVISEE(S) OF THE ESTATE OF FLORENCE E. PALAZZA, DECEASED, THE UNITED STATES OF AMERICA, 81 HOLLYBROOK DRIVE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 102 Writ of Execution: 2019-03199  
 Receipt Number: 2019 1 16944  
 Adjoined to 2/14/2020 Tax Parcel: 02-037-047  
 Real Debt: \$2,993,936.87  
 Attorney for Plt: Julie Murphy  
 THE BRYN MAWR TRUST COMPANY VS. CLUBHOUSE BENSALEM HOLDING, INC., CLUBHOUSE BENSALEM LLC, 2495 STREET ROAD, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 103 Writ of Execution: 2019-03274  
 Receipt Number: 2019 1 12756  
 Adjoined to 3/13/2020 Tax Parcel: 22-050-164  
 Real Debt: \$204,457.55  
 Attorney for Plt: Martha Von Rosenstiel  
 WILMINGTON SAVINGS FUND SOCIETY FSB AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-B VS. BRIAN A. GROEGER, WENDY GROEGER, 1 HEARTWOOD ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 104 Writ of Execution: 2019-03320  
 Receipt Number: 2019 1 11398  
 Off Tax Parcel: 05-052-092  
 Real Debt: \$127,986.61  
 Attorney for Plt: Phelan Hallinan  
 CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. VS. NICHOLAS S. MORMANDO, JOAN D. MORMANDO, 1319 MINOT AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 105 Writ of Execution: 2019-03390  
 Receipt Number: 2019 1 15493 Sold to Tom Egitto  
 Tax Parcel: 35-009-180 \$134,000.00  
 Real Debt: \$190,012.57  
 Attorney for Plt: Michael McKeever  
 PNC BANK, NATIONAL ASSOCIATION VS. LINDA LEHMAN A/K/A LINDA S. ZAWADZKI, BRIAN C. LEHMAN, 309 NORTH PENROSE STREET, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- 106 Writ of Execution: 2019-03420  
 Receipt Number: 2019 1 15427  
 Adjoined to 3/13/2020 Tax Parcel: 35-001-016  
 Real Debt: \$190,144.73  
 Attorney for Plt: Andrew Marley  
 KINGSMEAD ASSET HOLDING TRUST VS. KENNETH E. STEPHENS JR. A/K/A KENNETH STEPHEN JR. A/K/A KENNETH E. STEPHEN JR., 58 PENNINGTON LANE, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.

- 107 Writ of Execution: 2019-03506  
Receipt Number: 2019 1 16201
- Off Tax Parcel: 52-010-117-001, 52-010-122, 52-010-140  
Real Debt: \$515,200.59  
Attorney for Plt: Michael McKeever  
M&T BANK VS. MARK A. SCHEETZ, MONICA R. SCHEETZ, 25 WEST BRANCH ROAD, SELLERSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF WEST ROCKHILL.
- 108 Writ of Execution: 2019-03753  
Receipt Number: 2019 1 11579
- Off Tax Parcel: 13-025-268  
Real Debt: \$15,551.29  
Attorney for Plt: Katherine Wolf  
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION VS. DEBORAH LEE SLIPP, 34 PENSIVE LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 109 Writ of Execution: 2019-03754  
Receipt Number: 2019 1 12590
- Adjourned to 3/13/2020 Tax Parcel: 13-030-166  
Real Debt: \$186,472.51  
Attorney for Plt: Roger Fay  
BANK OF AMERICA, N.A. VS. SHARON L. CHATMAN, INDIVIDUALLY AND AS KNOWN HEIR OF DERRICK CHATMAN, DECEASED, DERRICK C.R. CHATMAN, INDIVIDUALLY AND AS KNOWN HEIR OF DERRICK CHATMAN, DECEASED, 129 WINDING WAY F/K/A 129 ALLENDALE DRIVE, MORRISVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 110 Writ of Execution: 2019-03834  
Receipt Number: 2019 1 16554  
Tax Parcel: 05-027-016  
Real Debt: \$168,956.07  
Attorney for Plt: Andrew Marley  
PHH MORTGAGE CORPORATION VS. DON DAVID PARK, 3537 ROCKVIEW DRIVE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 111 Writ of Execution: 2019-03858  
Receipt Number: 2019 1 15492
- Off Tax Parcel: 22-017-201  
Real Debt: \$220,286.24  
Attorney for Plt: Michael McKeever  
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY VS. COLLEEN H. DIAMOND, 815 AVENUE F, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 112 Writ of Execution: 2019-03869  
Receipt Number: 2019 1 16486  
Tax Parcel: 39-008-3661104  
Real Debt: \$176,989.24  
Attorney for Plt: Daniel Jones  
PHH MORTGAGE CORPORATION VS. NICOLE M. GUCCIONE, ALEXANDER E. A. MURPHY, 1104 MEWS DRIVE, SELLERSVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF SELLERSVILLE.

- 113 Writ of Execution: 2019-04076  
 Receipt Number: 2019 1 16897  
 Tax Parcel: 13-026-368  
 Real Debt: \$169,215.32  
 Attorney for Plt: Roger Fay  
 BAYVIEW LOAN SERVICING LLC VS. DAVID R. DELUCA, 10 EDGEWOOD LANE,  
 LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.  
 Sold to RPK Holdings, LLC  
 \$175,000.00
- 114 Writ of Execution: 2019-04167  
 Receipt Number: 2019 1 13144  
 Tax Parcel: 22-013-167  
 Real Debt: \$209,868.66  
 Attorney for Plt: Phelan Hallinan  
 WELLS FARGO BANK, N.A. VS. MARK ANTHONY GRIFFIN A/K/A MARK GRIFFIN,  
 MELISSA ANN GRIFFIN A/K/A MELISSA GRIFFIN, 163 SOUTH HAWTHORNE  
 AVENUE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 MIDDLETOWN.  
 Adjourned to 3/13/2020
- 115 Writ of Execution: 2019-04202  
 Receipt Number: 2019 1 11909  
 Tax Parcel: 34-010-007  
 Real Debt: \$263,600.15  
 Attorney for Plt: Katherine Wolf  
 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER VS. STACEY A.  
 STAUDENMEIER, JOSEPH F. STAUDENMEIER, BARBARA MILLER, 4853 WEST  
 SWAMP ROAD, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
 PLUMSTEAD.  
 Adjourned to 3/13/2020
- 116 Writ of Execution: 2019-04296  
 Receipt Number: 2019 1 16858  
 Tax Parcel: 05-008-344  
 Real Debt: \$148,301.95  
 Attorney for Plt: Katherine Wolf  
 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. 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 HARRY E. KILLIAN DECEASED;  
 HARRY F. KILLIAN A/K/A HARRY E. KILLIAN KNOWN HEIR OF HARRY E. KILLIAN  
 DECEASED; GEORGE MAYBERRY KNOWN HEIR OF HARRY E. KILLIAN DECEASED,  
 1211 MAGNOLIA AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP  
 OF BRISTOL.  
 Sold to Joe Theurer  
 \$126,000.00
- 117 Writ of Execution: 2019-04402  
 Receipt Number: 2019 1 16557  
 Tax Parcel: 13-023-094  
 Real Debt: \$281,458.74  
 Attorney for Plt: Jill Fein  
 1900 CAPITAL TRUST II, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN  
 ITS INDIVIDUAL CAPACITY BUT SOLEY AS CERTIFICATE TRUSTEE VS. SKIPPER  
 WIESNER A/K/A SKIPPER WAYNE WIESNER, 15 TULIP LANE, LEVITTOWN.  
 MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.  
 Sold to Attorney  
 \$1,188.01

- 118 Writ of Execution: 2019-04475  
 Receipt Number: 2019 1 12628  
 Adjourned to 3/13/2020 Tax Parcel: 26-023-005  
 Real Debt: \$342,900.82  
 Attorney for Plt: Phelan Hallinan  
 DITECH FINANCIAL LLC VS. RICHARD D. HELM A/K/A RICHARD HELM, DIANNA C. HELM, 5 BROOKDALE DRIVE, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF NEW BRITAIN.
- 119 Writ of Execution: 2019-05143  
 Receipt Number: 2019 1 15663  
 Adjourned to 3/13/2020 Tax Parcel: 13-041-084  
 Real Debt: \$214,981.58  
 Attorney for Plt: Powers Kirn LLC  
 PENNYMAC LOAN SERVICES, LLC VS. JOHN A. LEIDKE III A/K/A JOHN A. LEIDTKE, MARIE LEIDTKE, 38 PRIMROSE LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 120 Writ of Execution: 2019-05220  
 Receipt Number: 2019 1 16857  
 Off Tax Parcel: 03-002-005-009  
 Real Debt: \$64,518.81  
 Attorney for Plt: Lyndsay Rowland  
 PENN COMMUNITY BANK SUCCESSOR BY MERGER TO FIRST SAVINGS BANK OF PERKASIE VS. EDWARD J. CONRAD JR., 1540 DEER LANE, UPPER BLACK EDDY. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRIDGETON.
- 121 Writ of Execution: 2019-05222  
 Receipt Number: 2019 1 16500  
 Off Tax Parcel: 13-038-010  
 Real Debt: \$278,505.24  
 Attorney for Plt: Michael McKeever  
 MIDFIRST BANK VS. ALICA JORGENSON, ERIC JORGENSON, 41 WALNUT LANE, YARDLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 122 Writ of Execution: 2019-05305  
 Receipt Number: 2019 1 16752  
 Adjourned to 3/13/2020 Tax Parcel: 21-008-032-020  
 Real Debt: \$308,666.20  
 Attorney for Plt: Michael McKeever  
 AMERIHOME MORTGAGE COMPANY, LLC VS. BRENDA BROLLY, 113 WESTBROOK ROAD, FEASTERVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF LOWER SOUTHAMPTON.
- 123 Writ of Execution: 2019-05331  
 Receipt Number: 2019 1 16753  
 Tax Parcel: 35-005-004-018  
 Real Debt: \$192,719.88  
 Attorney for Plt: Michael McKeever  
 MIDFIRST BANK VS. JAKE O. URICH, 1012 BROOKFIELD CIRCLE, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- Sold to Tom Egitto  
 \$174,000.00

- 124 Writ of Execution: 2019-05441  
Receipt Number: 2019 1 16265  
Off Tax Parcel: 15-007-096  
Real Debt: \$182,962.18  
Attorney for Plt: Phelan Hallinan  
WELLS FARGO BANK, N.A. VS JAMES J. KEESLER, AMY KEESLER, 144 HAMPSHIRE DRIVE, SELLERSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF HILLTOWN.
- 125 Writ of Execution: 2019-05507  
Receipt Number: 2019 1 16267  
Off Tax Parcel: 02-092-086  
Real Debt: \$119,965.21  
Attorney for Plt: Michael McKeever  
MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION VS CHANTELL MUELLER, EDMOND NELSON, 1379 ARUNDEL WAY, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 126 Writ of Execution: 2019-05581  
Receipt Number: 2019 1 15835  
Off Tax Parcel: 05-039014  
Real Debt: \$75,621.47  
Attorney for Plt: Phelan Hallinan  
WELLS FARGO BANK, N.A. S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION VS. NANCY L. RUSHING, TROY W. RUSHING, 21 RAINBOW LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 127 Writ of Execution: 2019-05635  
Receipt Number: 2019 1 16800  
Adjourned to 5/8/2020 Tax Parcel: 15-034-031-002  
Real Debt: \$208,060.01  
Attorney for Plt: Phelan Hallinan  
UNIVEST NATIONAL BANK AND TRUST CO. VS. ALLEN ROBERT O'HARA A/K/A ALLEN ROBERT OHARA, 510 BROAD STREET, PERKASIE. MESSUAGE AND TRACT IN THE TOWNSHIP OF HILLTOWN.
- 128 Writ of Execution: 2019-06005  
Receipt Number: 2019 1 16442  
Adjourned to 4/9/2020 Tax Parcel: 31-024-091  
Real Debt: \$379,340.88  
Attorney for Plt: Phelan Hallinan  
AMERIHOM MORTGAGE COMPANY, LLC VS. BRYAN K. NOLTE, 32 WALNUT DRIVE, RICHBORO. MESSUAGE AND TRACT IN THE TOWNSHIP OF SOUTHAMPTON.