

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 12, 2021 at eleven o'clock A.M. prevailing time in the Bucks County Administration Building the following real estate

- 1 Writ of Execution: 2012-01936
 Receipt Number: 2018 1 07019
 From Tax Parcel: 46-003-145
 10/9/2020 Real Debt: \$314,248.36
 Sale Attorney for Plt: Phelan Hallinan
 HSBC USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET
 SECURITIES CORPORATION, MORTGAGE ASSET-BACKED PASS-THROUGH
 CERTIFICATES SERIES 2007-PA2 VS RICHARD THOMAS ALTMILLER, 33
 STONYBROOK DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF
 TULLYTOWN.

- 2 Writ of Execution: 2013-07492
 Receipt Number: 2020 1 04774
 From Tax Parcel: 31-042-101
 10/9/2020 Real Debt: \$268,351.18
 Sale Attorney for Plt: Phelan Hallinan
 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION VS. KELLYANN TAYLOR, 43
 SERENE DRIVE, HOLLAND. MESSUAGE AND TRACT IN THE TOWNSHIP OF
 NORTHAMPTON.

- 3 Writ of Execution: 2014-03972
 Receipt Number: 2020 1 19337
 Tax Parcel: 29-011-148
 Real Debt: \$282,245.71
 Attorney for Plt: Andrew Marley
 WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET
 BACKED SECURITIES TRUST 2005-OPT1, MORTGAGE PASS-THROUGH
 CERTIFICATES, SERIES 2005-OPT1 VS. ERIN F. MCCALLUM, THOMAS W. SPEAKER,
 405 CAMBRIDGE LANE, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF
 NEWTOWN.

- 4 Writ of Execution: 2015-00101
 Receipt Number: 2020 1 02732
 From Tax Parcel: 05-013-266
 11/13/2020 Real Debt: \$1,525.02
 Sale Attorney for Plt: Robert Daday
 BRISTOL TOWNSHIP VS. FRANCIS P. DISTEFANO JR., PATRICIA DISTEFANO,
 MARTIN NEVEDOMSKY, 215 LINTON AVENUE, BRISTOL. MESSUAGE AND TRACT
 IN THE TOWNSHIP OF BRISTOL.

- 5 Writ of Execution: 2016-00095
 Receipt Number: 2020 1 04717
 From Tax Parcel: 27-009-006-A14
 10/9/2020 Real Debt: \$142,138.90
 Sale Attorney for Plt: Justin Kobeski
 WELLS FARGO BANK, N.A. VS. BRYAN M. BAROSH; CHRISTOPHER A. BAROSH, 350
 SOUTH RIVER ROAD, NEW HOPE. MESSUAGE AND TRACT IN THE BOROUGH OF
 NEW HOPE.

- 6 Writ of Execution: 2016-01595
Receipt Number: 2020 1 02502
From Tax Parcel: 20-041-041
10/9/2020 Real Debt: \$339,623.09
Sale 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: 2016-02264
Receipt Number: 2020 1 19336
Tax Parcel: 48-015-034-001
Real Debt: \$507,509.98
Attorney for Plt: Andrew Marley
DEUTSCHE BANK NATIOPNAL TRUST COMPANY AS TRUSTEE FOR GSAMP TRUST
2007-FM2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-FM2 VS.
CHRISTIE MOORE AKA CHRISTIE MILLER, LOUIS MOORE, 40 PRINCETON ROAD,
HUNTINGDON VALLEY. MESSUAGE AND TRACT IN THE TOWNSHIP OF UPPER
SOUTHAMPTON.
- 8 Writ of Execution: 2016-06599
Receipt Number: 2019 1 16202
From Tax Parcel: 15-011-122
10/9/2020 Real Debt: \$462,785.65
Sale 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.
- 9 Writ of Execution: 2017-00754
Receipt Number: 2020 1 17416
Tax Parcel: 30-011-164-002
Real Debt: \$3,234.58
Attorney for Plt: Robert Daday
PALISADES SCHOOL DISTRICT VS. CHARLES HOFFMAN, MARIENSTEIN ROAD,
OTTSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF NOCKAMIXION.
- 10 Writ of Execution: 2017-01624
Receipt Number: 2020 1 04657
Off Tax Parcel: 05-009-647
Real Debt: \$255,064.54
Attorney for Plt: Andrew Marley
HSBC BANK, USA NATIONAL ASSOCIATION AS TRUSTEE FOR ACE SECURITIES
CORP. HOME EQUITY LOAN TRUST, SERIES 2006-NC1, ASSET BACKED PASS-
THROUGH CERTIFICATES VS. CHRISTINA WAITE A/K/A TINA WAITE, MICHAEL
WAITE, 1942 COLONIAL DRIVE, CROYDON. MESSUAGE AND TRACT IN THE
TOWNSHIP OF BRISTOL.

- 11 Writ of Execution: 2017-01996
 Receipt Number: 2018 1 18039
 From Tax Parcel: 02-032-184-001
 11/13/2020 Real Debt: \$281,611.73
 Sale Attorney for Plt: Phelan Hallinan
 U.S.BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS TRUSTEE FOR THE RMAC TRUST, SERIES, 2016-CTT VS. ROBERT A. PLESCIA, JAIMIE A. PLESCIA, 2650 HIGH AVENUE, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 12 Writ of Execution: 2017-03103
 Receipt Number: 2019 1 15270
 From Tax Parcel: 29-043-502
 10/9/2020 Real Debt: \$253,317.16
 Sale 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.
- 13 Writ of Execution: 2017-03723
 Receipt Number: 2020 1 08987
 From Tax Parcel: 22-085-029
 11/13/2020 Real Debt: \$585,121.36
 Sale Attorney for Plt: Patrick Wesner
 BANK OF AMERICA, N.A. C/O NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING VS. OLEG ZHUIKO, NATALIA ZHUIKO, 350 LAUREL OAKS DRIVE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 14 Writ of Execution: 2017-05247
 Receipt Number: 2020 1 03561
 From Tax Parcel: 01-011-014-030
 10/9/2020 Real Debt: \$322,516.82
 Sale Attorney for Plt: Justin Kobeski
 U. S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX8 VS. CHRISTINE SCHWARTZ, JEFFREY H. SCHWARTZ, 481 BUCHANAN ROAD, PERKASIE. MESSUAGE AND TRACT IN THE TOWNSHIP OF BEDMINSTER.
- 15 Writ of Execution: 2017-05583
 Receipt Number: 2020 1 18
 Tax Parcel: 24-012-026
 Real Debt: \$4,538.86
 Attorney for Plt: Robert Daday
 BOROUGH OF MORRISVILLE VS. ROBERT L. SMITH, BONNIE FAITH SMITH, UNITED STATES OF AMERICA, 315 GREEN STREET, MORRISVILLE. MESSUAGE AND TRACT IN THE BOUROUGH OF MORRISVILLE.
- 16 Writ of Execution: 2017-06698
 Receipt Number: 2020 1 18890
 Tax Parcel: 24-008-063
 Real Debt: \$6,676.47
 Attorney for Plt: Robert Daday
 BOROUGH OF MORRISVILLE VS. WILIAM KLEIN, DEBORAH KLEIN, 620 JEFFERSON AVENUE, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF MORRISVILLE.

- 17 Writ of Execution: 2017-07929
 Receipt Number: 2019 1 17760
 From Tax Parcel: 44-026-003-003
 9/11/2020 Real Debt: \$88,080.86
 Sale Attorney for Plt: Gregory Javardian
 CITIZENS BANK OF PENNSYLVANIA VS. RICHARD ROLISON, MEGAN D. ROLISON,
 14 STAGECOACH ROAD, PIPERSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP
 OF TINICUM.
- 18 Writ of Execution: 2018-00294
 Receipt Number: 2020 1 02328
 From Tax Parcel: 05-019-006-002
 11/13/2020 Real Debt: \$3,337.08
 Sale Attorney for Plt: Robert Daday
 BRISTOL TOWNSHIP VS. WAYNE H. KUBOVEC, 1918 RITTER AVENUE, BRISTOL.
 MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 19 Writ of Execution: 2018-00486
 Receipt Number: 2020 1 02329
 From Tax Parcel: 05-009-641
 10/9/2020 Real Debt: \$2,914.32
 Sale Attorney for Plt: Robert Daday
 BRISTOL TOWNSHIP VS. MARJORY A. SHIELDS, 1902 COLONIAL DRIVE,
 CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 20 Writ of Execution: 2018-01781
 Receipt Number: 2020 1 19147
 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.
- 21 Writ of Execution: 2018-03115
 Receipt Number: 2020 1 00833
 From Tax Parcel: 50-044-119
 10/9/2020 Real Debt: \$451,960.79
 Sale 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.
- 22 Writ of Execution: 2018-03537
 Receipt Number: 2020 1 18801
 Tax Parcel: 24-003-095
 Real Debt: \$3,142.13
 Attorney for Plt: Robert Daday
 BOROUGH OF MORRISVILLE VS. ARTHUR D. DAVIS, JR., KRISTIE M. SCHELL, 239
 BARNESLEY AVENUE, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF
 MORRISVILLE.

- 23 Writ of Execution: 2018-03745
 Receipt Number: 2020 1 02327
 From Tax Parcel: 05-007-162
 11/13/2020 Real Debt: \$2,926.17
 Sale Attorney for Plt: Robert Daday
 BRISTOL TOWNSHIP VS. CRAIG HOEFLING, THERESA HOEFLING, 613 NEW YORK
 AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 24 Writ of Execution: 2018-03800
 Receipt Number: 2020 1 18030
 Tax Parcel: 01-025-006
 Real Debt: \$463,765.25
 Attorney for Plt: Michael McKeever
 WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
 CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2 VS MONICA
 MACKENZIE, PAUL MACKENZIE, 300 KENNARD ROAD, PERKASIE. MESSUAGE AND
 TRACT IN THE TOWNSHIP OF BEDMINSTER.
- 25 Writ of Execution: 2018-03920
 Receipt Number: 2020 1 09941
 From Tax Parcel: 02-032-026
 11/13/2020 Real Debt: \$54,405.75
 Sale Attorney for Plt: Christopher DeNardo
 NATIONSTAR MORTGAGE D/B/A MR. COOPER VS. JOHN BORDONE, LINDA C.
 BORDONE, 2449 HULMEVILLE ROAD, BENSALEM. MESSUAGE AND TRACT IN THE
 TOWNSHIP OF BENSALEM.
- 26 Writ of Execution: 2018-04191
 Receipt Number: 2020 1 00990
 From Tax Parcel: 24-009-278
 10/9/2020 Real Debt: \$70,004.41
 Sale Attorney for Plt: Robert Daday
 MORRISVILLE SCHOOL DISTRICT VS. 3 (THREE) E. BRIDGE ST, LLC., 3 E. BRIDGE
 STREET, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF
 MORRISVILLE.
- 27 Writ of Execution: 2018-05544
 Receipt Number: 2020 1 19077
 Tax Parcel: 52-009-134-001
 Real Debt: \$302,951.83
 Attorney for Plt: Christopher DeNardo
 SPECIALIZED LOAN SERVICING LLC VS. MARILYN BAUMSTARK, ROBERT
 BAUMSTARK, 220 FORREST ROAD, SELLERSVILLE. MESSUAGE AND TRACT IN
 THE TOWNSHIP OF WEST ROCKHILL.
- 28 Writ of Execution: 2018-05742
 Receipt Number: 2020 1 00834
 From Tax Parcel: 02-074-059
 10/9/2020 Real Debt: \$204,379.63
 Sale Attorney for Plt: Paul Fanelli
 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY VS.
 JAMES CARR, UNITED STATES OF AMERICA, 1052 WAYLAND AVENUE, BENSALEM.
 MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.

- 29 Writ of Execution: 2018-06046
 Receipt Number: 2019 1 10985
 From Tax Parcel: 13-023-130
 10/9/2020 Real Debt: \$237,127.74
 Sale Attorney for Plt: Phelan Hallinan
 MORTGAGE RESEARCH CENTER LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY VS. JOHN KLASS, BARBARA KLASS, 75 TALL PINE LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 30 Writ of Execution: 2018-06111
 Receipt Number: 2020 1 02854
 From Tax Parcel: 05-026-017
 11/13/2020 Real Debt: \$3,596.68
 Sale Attorney for Plt: Robert Daday
 BRISTOL TOWNSHIP VS. JANE GRZSKOVISH LLEWELLYN, 2151 MAPLE AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 31 Writ of Execution: 2018-07159
 Receipt Number: 2019 1 19604
 From Tax Parcel: 50-020-093
 9/11/2020 Real Debt: \$235,618.05
 Sale Attorney for Plt: Gregory Javardian
 CITIZENS BANK OF PENNSYLVANIA VS RUDOLPH NASH A/K/A RUDOLPH NASH, SR., DEBORAH NASH, UNITED STATES OF AMERICA, 110 GREENFIELD LANE, WARRINGTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARRINGTON.
- 32 Writ of Execution: 2019-03987
 Receipt Number: 2019 1 17384
 From Tax Parcel: 31-065-249
 9/11/2020 Real Debt: \$78,347.54
 Sale Attorney for Plt: Michael Bloom
 SANTANDER BANK, N.A. VS. NEAL S. WEINSTEIN, KIMBERLY H. WEINSTEIN, 3244 DURHAM PLACE EAST, HOLLAND. MESSUAGE AND TRACT IN THE TOWNSHIP OF NORTHAMPTON.
- 33 Writ of Execution: 2019-05638
 Receipt Number: 2020 1 19452
 Tax Parcel: 22-039-082
 Real Debt: \$267,894.98
 Attorney for Plt: Terrence McCabe
 RESIDENTIAL CAPITAL PARTNERS SECURED LOAN FUND VIII VS. CTS3, LLC, 572 JEFFERSON AVENUE, LANGHORNE. MESSUAGE AND TRACT IN THE TOWNSHIP OF MIDDLETOWN.
- 34 Writ of Execution: 2019-06055
 Receipt Number: 2019 1 19605
 From Tax Parcel: 24-008-240
 9/11/2020 Real Debt: \$108,945.40
 Sale Attorney for Plt: Gregory Javardian
 CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA VS. ROBERT WAITE, 48 EAST HENDRICKSON AVENUE, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF MORRISVILLE.

- 35 Writ of Execution: 2019-07085
Receipt Number: 2019 1 19606
From Tax Parcel: 53-015-054 & 53-015-057
9/11/2020 Real Debt: \$111,782.70
Sale Attorney for Plt: Gregory Javardian
CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA VS MARCIA WHITE, THOMAS WHITE A/K/A THOMAS C. WHITE, III, 122 MIDLAND ROAD, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF WRIGHTSTOWN.
- 36 Writ of Execution: 2019-07211
Receipt Number: 2020 1 02731
From Tax Parcel: 03-003-061-001
9/11/2020 Real Debt: \$174,168.80
Sale Attorney for Plt: Gregory Javardian
CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA VS. DENNIS J. BROWN, ROSE M. BROWN, 1310 LEDDYS LANE, UPPER BLACK EDDY. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRIDGETON.
- 37 Writ of Execution: 2019-08035
Receipt Number: 2020 1 19339
Tax Parcel: 05-039-029
Real Debt: \$147,743.23
Attorney for Plt: Leona Mogavero
EMIGRANT RESIDENTIAL LLC F/K/A ESB-LI HOLDINGS, LLC VS. DILIP LONDHE, ANJALI LONDHE, 30 REDBROOK LANE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 38 Writ of Execution: 2020-00601
Receipt Number: 2020 1 18320
Tax Parcel: 26-013-030
Real Debt: \$277,029.77
Attorney for Plt: Michael McKeever
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY VS. HUGH J. GOETTNER AKA HUGH GOETTNER, MARY J. GOETTNER AKA MARY GOETTNER, 4 DEERPATH ROAD, CHALFONT. MESSUAGE AND TRACT IN THE TOWNSHIP OF NEW BRITAIN.
- 39 Writ of Execution: 2020-00813
Receipt Number: 2020 1 19076
Tax Parcel: 05-046-439
Real Debt: \$248,569.06
Attorney for Plt: Christopher DeNardo
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST VS. DANIELE D. PANZANO-BAUGHN, EXECUTRIX OF THE ESTATE OF HELEN B. PANZANO, DECEASED. 615 IVA LANE, FAIRLESS HILLS. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 40 Writ of Execution: 2020-01821
Receipt Number: 2020 1 18447
Tax Parcel: 02-093-097
Real Debt: \$92,470.39
Attorney for Plt: Cristina L Connor
PNC BANK, NATIONAL ASSOCIATION VS. RAJAT GOEL, 4708 CHELSEA COURT, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.