

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, November 13, 2020 at eleven o'clock A.M. prevailing time in the Bucks County Administration Building the following real estate

- 1      Writ of Execution: 2013-00684  
         Receipt Number: 2020 1 12680  
Adjourned Tax Parcel: 09-051-314  
to          Real Debt: \$285,169.29  
12/11/2020 Attorney for Plt: Michael Mazack  
             U.S. BANK TRUST, N.A. AS TRUSTEE OF THE IGLOO SERIES III TRUST VS. COLBY  
             B. BROOKS, 314 DORSET COURT, DOYLESTOWN. MESSUAGE AND TRACT IN THE  
             TOWNSHIP OF DOYLESTOWN.
  
- 2      Writ of Execution: 2014-06294  
         Receipt Number: 2018 1 13378  
Adjourned Tax Parcel: 42-006-023-002  
to          Real Debt: \$289,911.95  
1/8/2021 Attorney for Plt: Kelly Eberle  
             UNIVEST BANK AND TRUST COMPANY V. ROBERT E. BODKIN III, REBECCA L.  
             BODKIN, 1638 HIGHPOINT ROAD, COOPERSBURG. MESSUAGE AND TRACT IN THE  
             TOWNSHIP OF SPRINGFIELD.
  
- 3      Writ of Execution: 2015-00101  
         Receipt Number: 2020 1 02732  
Adjourned Tax Parcel: 05-013-266  
to          Real Debt: \$1,525.02  
2/12/2021 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.
  
- 4      Writ of Execution: 2015-07946  
         Receipt Number: 2020 1 11199  
Adjourned Tax Parcel: 14-013-025-002  
to          Real Debt: \$455,475.02  
12/11/2020 Attorney for Plt: Robert Crawley  
             WELLS FARGO BANK. N.A. VS. ESTATE OF ELIZABETH J. KIRKPATRICK, C/O  
             JENNIFER E. THORSON, ADMINISTRATRIX, JENNIFER E. THORSON  
             ADMINISTRATRIX OF THE ESTATE OF ELIZABETH J. KIRKPATRICK; JOHN A.  
             KIRKPATRICK JR A/K/A JOHN A. KIRKPATRICK KNOWN HEIR OF ELIZABETH J.  
             KIRKPATRICK; BRIAN E. KIRKPATRICK KNOWN HEIR OF ELIZABETH  
             KIRKPATRICK; DEBORAH L. (KIRKPATRICK) DEO KNOWN HEIR OF ELIZABETH J.  
             KIRKPATRICK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS,  
             FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
             UNDER ELIZABETH J. KIRKPATRICK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
             AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
             INTEREST FROM OR UNDER JOHN A. KIRKPATRICK A/K/A JOHN A KIRKPATRICK,  
             SR., 2129 MOUNTAIN VIEW DRIVE, QUAKERTOWN. MESSUAGE AND TRACT IN THE  
             TOWNSHIP OF HAYCOCK.

- 5 Writ of Execution: 2016-01085  
Receipt Number: 2017 1 01058  
Adjourned to 1/8/2021 Tax Parcel: 13-030-114  
Real Debt: \$310,758.56  
Attorney for Plt: Stephen Hladik  
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR-IN-INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2006-SD2 ASSET-BACKED CERTIFICATES, SERIES 2006-SD2 VS. DIANE M. TAYLOR, 118 MARK DRIVE, MORRISVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 6 Writ of Execution: 2016-04359  
Receipt Number: 2020 1 12596  
Off Tax Parcel: 26-008-093  
Real Debt: \$117,976.33  
Attorney for Plt: Jennie Shnyder  
CTF ASSET MANAGEMENT, LLC VS. AVIS M. BOBB, GARVIN BOBB, 104 BRITTANY DRIVE, CHALFONT. MESSUAGE AND TRACT IN THE TOWNSHIP OF NEW BRITAIN.
- 7 Writ of Execution: 2016-06626  
Receipt Number: 2020 1 04102  
Adjourned to 12/11/2020 Tax Parcel: 34-035-071  
Real Debt: \$224,688.12  
Attorney for Plt: Roger Fay  
U.S. BANK, N.A. AS TRUSTEE IN TRUST FOR THE HOLDERS OF THE J.P. MORGAN ALTERNATIVE LOAN TRUST 2006-A1 MORTGAGE PASS-THROUGH CERTIFICATES VS. GARY P. PACE, SHARON GALLAGHER PACE, 5453 WILDWOOD CROSSING, PIPERSVILLE. MESSUAGE AND TRACT IN THE TOWNSHIP OF PLUMSTEAD.
- 8 Writ of Execution: 2017-00771  
Receipt Number: 2019 1 05215  
Adjourned to 1/8/2021 Tax Parcel: 49-005-009  
Real Debt: \$222,559.83  
Attorney for Plt: Phelan Hallinan  
WELLS FARGO BANK, N.A. VS. LINDA M. POLLICK, ROBERT M. POLLICK IV, 237 TALLY HO DRIVE, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.
- 9 Writ of Execution: 2017-01996  
Receipt Number: 2018 1 18039  
Adjourned to 2/12/2021 Tax Parcel: 02-032-184-001  
Real Debt: \$281,611.73  
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, BENSALAM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALAM.

- 10 Writ of Execution: 2017-03723  
 Receipt Number: 2020 1 08987  
 Adjourned to 2/12/2021 Tax Parcel: 22-085-029  
 Real Debt: \$585,121.36  
 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.
- 11 Writ of Execution: 2017-04868  
 Receipt Number: 2019 1 19192  
 From 9/11/2020 Tax Parcel: 05-026-358  
 Real Debt: \$160,852.95  
 Sale Attorney for Plt: Roger Fay  
 TOWD POINT MORTGAGE TRUST 2015-5, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE VS. LUDWIG ORKOWSKI, 2808 DIXON AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.  
**Sold to Ivan Mygovych**  
**\$170,000.00**
- 12 Writ of Execution: 2017-05373  
 Receipt Number: 2019 1 08691  
 Adjourned to 12/11/2020 Tax Parcel: 47-004-003-001  
 Real Debt: \$1,177,955.69  
 Attorney for Plt: Michael McKeever  
 WILMINGTON TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS TRUSTEE FOR MFRA TRUST 2014-2 VS. MANUEL A. ANTUNES, JUDITH M. ANTUNES, 348 PINEVILLE ROAD, NEWTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF UPPER MAKEFIELD.
- 13 Writ of Execution: 2017-06526  
 Receipt Number: 2019 1 20482  
 Adjourned to 1/8/2021 Tax Parcel: 05-036-422  
 Real Debt: \$290,010.80  
 Attorney for Plt: Michael McKeever  
 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-5, ASSET-BACKED CERTIFICATES SERIES 2006-5 VS. JOYEL L. RYAN, JAMES W. RYAN, JR., 38 GREEN LYNNE DRIVE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 14 Writ of Execution: 2017-08061  
 Receipt Number: 2020 1 02330  
 Off Tax Parcel: 05-074-092  
 Real Debt: \$4,932.38  
 Attorney for Plt: Robert Daday  
 BRISTOL TOWNSHIP VS. KEVIN ALBERTSON, BRISTOL PIKE, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 15 Writ of Execution: 2018-00294  
 Receipt Number: 2020 1 02328  
 Adjourned to 2/12/2021 Tax Parcel: 05-019-006-002  
 Real Debt: \$3,337.08  
 Attorney for Plt: Robert Daday  
 BRISTOL TOWNSHIP VS. WAYNE H. KUBOVEC, 1918 RITTER AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.

- 16 Writ of Execution: 2018-01257  
Receipt Number: 2020 1 08540  
Adjourned Tax Parcel: 05-007-244  
to Real Debt: \$148,466.84  
12/11/2020 Attorney for Plt: Robert Crawley  
NATIONSTAR MORTGAGE LLC VS. MEL CARTER IN HIS CAPACITY AS HEIR OF MARGARET J. PYFER, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET J. PYFER, DECEASED, 722 THIRD AVENUE, CROYDON. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 17 Writ of Execution: 2018-02369  
Receipt Number: 2018 1 13961  
Adjourned Tax Parcel: 02-007-313  
to Real Debt: \$158,934.37  
1/8/2021 Attorney for Plt: Stephen Hladik  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2006-2 ASSET BACKED NOTES VS. JUANITA SHAH A/K/A JUANITA ROWSER SHAH A/K/A JUANITA ROWSER, JOSEPH T. FINN, ELEANOR S. FINN, 4383 GARFIELD LANE, TREVOSE A/K/A FEASTERVILLE TREVOSE. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 18 Writ of Execution: 2018-02655  
Receipt Number: 2020 1 12679  
Adjourned Tax Parcel: 49-005-109  
to Real Debt: \$261,089.51  
1/8/2021 Attorney for Plt: Michael Mazack  
WILMINGTON SAVINGS FUND SOCIETY FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS TRUSTEE FOR SC PARK LANE II TRUST 2019-1 VS. LORI HIGGINS, DANIEL HIGGINS, 311 TALLY HO DRIVE, WARMINSTER. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARMINSTER.
- 19 Writ of Execution: 2018-02729  
Receipt Number: 2019 1 17409  
Adjourned Tax Parcel: 06-004-070-001  
to Real Debt: \$219,901.38  
1/8/2021 Attorney for Plt: Robert Crawley  
FINANCE OF AMERICA REVERSE LLC VS. CHARLES G. KROLL, ROBERTA KROLL A/K/A ROBERTA S. KROLL, 4436 MECHANICSVILLE ROAD, DOYLESTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BUCKINGHAM.
- 20 Writ of Execution: 2018-03745  
Receipt Number: 2020 1 02327  
Adjourned Tax Parcel: 05-007-162  
to Real Debt: \$2,926.17  
2/12/2021 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.

- 21 Writ of Execution: 2018-03920  
 Receipt Number: 2020 1 09941  
 Adjourned to 2/12/2021 Tax Parcel: 02-032-026  
 Real Debt: \$54,405.75  
 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.
- 22 Writ of Execution: 2018-04183  
 Receipt Number: 2020 1 08986  
 From 10/9/2020 Sale Tax Parcel: 13-028-006-002  
 Real Debt: \$506,932.00  
 Attorney for Plt: Michael McKeever  
 NEWREZ LLC FKA NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING VS. SARAH BOKAN-HARBISON, TOD A. HARBISON, 15 EAST TRENTON AVENUE, FALLSINGTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS. **Sold to Attorney \$1,190.41**
- 23 Writ of Execution: 2018-04185  
 Receipt Number: 2020 1 00986  
 Adjourned to 1/8/2021 Tax Parcel: 24-003-078-007  
 Real Debt: \$6,251.30  
 Attorney for Plt: Robert Daday  
 MORRISVILLE SCHOOL DISTRICT VS. WILLIAM F. DAHL, 21 LYNNS COURT, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF MORRISVILLE.
- 24 Writ of Execution: 2018-05015  
 Receipt Number: 2020 1 00437  
 Adjourned to 1/8/2021 Tax Parcel: 05-032-212  
 Real Debt: \$222,614.02  
 Attorney for Plt: Michael McKeever  
 PENNSYLVANIA HOUSING FINANCE AGENCY VS. JOSEPH A. MARTINO, MELISSA A. MARTINO, 95 IDLEWILD ROAD, LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 25 Writ of Execution: 2018-05121  
 Receipt Number: 2019 1 01715  
 Adjourned to 1/8/2021 Tax Parcel: 24-004-513  
 Real Debt: \$141,789.17  
 Attorney for Plt: Stephen Hladik  
 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS TRUSTEE FOR THE RMAC TRUST SERIES 2016-CTT VS. DANIEL F. MULLEN, II, 600 OSBORNE AVENUE, MORRISVILLE. MESSUAGE AND TRACT IN THE BOROUGH OF MORRISVILLE.
- 26 Writ of Execution: 2018-05167  
 Receipt Number: 2019 1 14165  
 Adjourned to 1/8/2021 Tax Parcel: 51-030-106  
 Real Debt: \$796,574.24  
 Attorney for Plt: Stephen Hladik  
 U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT VS. STEPHEN GALLAGHER, MICHELLE GALLAGHER, 2307 SANDHURST DRIVE, JAMISON. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARWICK.

- 27 Writ of Execution: 2018-05304  
 Receipt Number: 2020 1 09872  
 Adjourned to 12/11/2020 Tax Parcel: 44-015-001 & 44-014-076-002  
 Real Debt: \$92,700.00  
 Attorney for Plt: Kelly Eberle  
 BILL KERWOOD AND KRISTEN KERWOOD VS. GARETH WILLIAMS, 38 CENTER ROAD, UPPER BLACK EDDY. MESSUAGE AND TRACT IN THE TOWNSHIP OF TINICUM.
- 28 Writ of Execution: 2018-06111  
 Receipt Number: 2020 1 02854  
 Adjourned to 2/12/2021 Tax Parcel: 05-026-017  
 Real Debt: \$3,596.68  
 Attorney for Plt: Robert Daday  
 BRISTOL TOWNSHIP VS. JANE GRZSKOVISH LLEWELLYN, 2151 MAPLE AVENUE, BRISTOL. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.
- 29 Writ of Execution: 2018-06339  
 Receipt Number: 2019 1 18874  
 Off Tax Parcel: 13-004-057  
 Real Debt: \$196,242.29  
 Attorney for Plt: Christina Pross  
 RUSHMORE LOAN MANAGEMENT SERVICES LLC VS. JENNIFER MERKLE, KURT MERKLE, 165 BEDFORD ROAD, FAIRLESS HILLS. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.
- 30 Writ of Execution: 2018-06529  
 Receipt Number: 2020 1 12554  
 Off Tax Parcel: 12-013-017 & 12-013-017-004  
 Real Debt: \$578,521.74  
 Attorney for Plt: Jill Fein  
 PENN COMMUNITY BANK VS. ANTHONY P. INDELICATO, JANETTE IDELICATO, 1739 SEVEN CORNER ROAD AND 801 BRANCH ROAD, PERKASIE. MESSUAGE AND TRACT IN THE TOWNSHIP OF EAST ROCKHILL.
- 31 Writ of Execution: 2019-00109  
 Receipt Number: 2020 1 10330  
 Tax Parcel: 35-006-048-098  
 Real Debt: \$107,227.86  
 Attorney for Plt: Andrew Marley  
 QUICKEN LOANS, LLC VS. ASHLEY N. NEWSOME SOLEY IN HER CAPACITY AS HEIR OF RALPH NEWSOME A/K/A RALPH G. NEWSOME JR.; THE UNKNOWN HEIRS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF RALPH NEWSOME A/K/A RALPH G. NEWSOME, JR., 215 MADISON COURT, QUAKERTOWN. MESSUAGE AND TRACT IN THE BOROUGH OF QUAKERTOWN.
- Sold to Central Penn  
 \$136,000.00

- 32 Writ of Execution: 2019-00184  
 Receipt Number: 2019 1 14586  
 Adjourned to 1/8/2021 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, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.
- 33 Writ of Execution: 2019-00477  
 Receipt Number: 2019 1 11475  
 Adjourned to 1/8/2021 Tax Parcel: 41-008-013-003  
 Real Debt: \$463,228.54  
 Attorney for Plt: Kevin Cummings  
 U.S. BANK TRUST, NATIONAL ASSOCIATION, AS TRUSTEE OF THE CABANA 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.
- 34 Writ of Execution: 2019-00723  
 Receipt Number: 2020 1 12568  
 Tax Parcel: 48-012-015-001101G  
 Real Debt: \$37,406.70  
 Attorney for Plt: Edward Wild  
 HAMPTON CROSSING CONDOMINIUM OWENREES ASSOCIATION VS. PETER COSENZA AS KNOWN HEIR OF DORIS J. DECANDRO, UNKNOWN HEIRS, ASMINISTRATORS, EXECUTORS AND DEVISEES OF THE ESTATE OF DORIS J. DECANDRO, DECEASED. 598 BELMONT AVENUE, BUILDING G, UNIT 101, SOUTHAMPTON. MESSUAGE AND TRACT IN THE TOWNSHIP OF UPPER SOUTHAMPTON.  
 Sold to Pawel Wojdalski  
 \$111,000.00
- 35 Writ of Execution: 2019-01538  
 Receipt Number: 2020 1 04663  
 Adjourned to 12/11/2020 Tax Parcel: 33-006-064  
 Real Debt: \$56,939.32  
 Attorney for Plt: Emmanuel Argentieri  
 J.P. MORGAN MORTGAGE ACQUISITION CORP. VS. JOSEPH JAMES MCGLORY, 308 N. 6TH STREET, PERKASIE. MESSUAGE AND TRACT IN THE BOROUGH OF PERKASIE.
- 36 Writ of Execution: 2019-03199  
 Receipt Number: 2019 1 16944  
 Off Tax Parcel: 02-037-047  
 Real Debt: \$2,993,936.87  
 Attorney for Plt: Scott Klein  
 2495 STREET LLC VS. CLUBHOUSE BENSALEM HOLDING, INC., CLUBHOUSE BENSALEM LLC, 2495 STREET ROAD, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF BENSALEM.

- 37 Writ of Execution: 2019-05294  
Receipt Number: 2019 1 19746  
Adjourned Tax Parcel: 02-055-467  
to Real Debt: \$254,119.98  
12/11/2020 Attorney for Plt: Robert Crawley  
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY VS.  
ANTHONY J. BARRUZZA JR A/K/A ANTHONY BARRUZZA A/K/A ANTHONY JAMES  
BARRUZZA JR., AS CO-EXECUTOR AND HEIR OF THE ESTATE OF ANTHONY J.  
BARRUZZA A/K/A ANTHONY JAMES BARRUZZA SR. A/K/A ANTHONY BARRUZZA;  
JOHN BARRUZZA A/K/A JOHN A. BARRUZZA AS CO-EXECUTOR AND HEIR OF THE  
ESTATE OF ANTHONY J. BARRUZZA A/K/A ANTHONY JAMES BARRUZZA SR A/K/A  
ANTHONY BARRUZZA, 1200 FLORIDA AVENUE, BENSALEM. MESSUAGE AND  
TRACT IN THE TOWNSHIP OF BENSALEM TOWNSHIP.
- 38 Writ of Execution: 2019-05380  
Receipt Number: 2020 1 03562  
Adjourned Tax Parcel: 12-006-004 & 12-006-005  
to Real Debt: \$72,373.33  
12/11/2020 Attorney for Plt: Justin Kobeski  
U. S. BANK NATIONAL ASSOCIATION VS. JEFFREY WHEELIN, RICK AIELLO, 4405  
AXE HANDLE ROAD, QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP  
OF EAST ROCKHILL.
- 39 Writ of Execution: 2019-05965  
Receipt Number: 2019 1 17447  
Adjourned Tax Parcel: 02-050-110  
to Real Debt: \$78,281.73  
1/8/2021 Attorney for Plt: Patrick Wesner  
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS  
SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES  
2006-F C/O SPECIALIZED LOAN SERVICING LLC VS. RICHARD M. DUNN, 3209  
WHITNEY COURT, BENSALEM. MESSUAGE AND TRACT IN THE TOWNSHIP OF  
BENSALEM.
- 40 Writ of Execution: 2019-06304  
Receipt Number: 2019 1 19431  
Off Tax Parcel: 51-028-230-302  
Real Debt: \$205,348.23  
Attorney for Plt: Phelan Hallinan  
FREEDOM MORTGAGE CORPORATION VS. JESSICA A. SATINSKY A/K/A JESSICA  
ANN SATINSKY, BRETT L. SATINSKY A/K/A BRETT LEWIS SATINSKY, 544 EAGLE  
COURT # 302 A/K/A 544 EAGLE COURT, JAMISON. MESSUAGE AND TRACT IN THE  
TOWNSHIP OF WARWICK.
- 41 Writ of Execution: 2019-06706  
Receipt Number: 2019 1 20126  
Adjourned Tax Parcel: 36-058-025  
to Real Debt: \$276,030.66  
1/8/2021 Attorney for Plt: Michael McKeever  
FREEDOM MORTGAGE CORPORATION VS. AIMEE M. HUBER, 1900 MAYFLOWER  
DRIVE, QUAKERTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF RICHLAND.



- 42 Writ of Execution: 2019-06722  
 Receipt Number: 2020 1 00156  
 Adjourned to 1/8/2021 Tax Parcel: 21-025-275  
 Real Debt: \$281,748.67  
 Attorney for Plt: Justin Kobeski  
 U.S. BANK NATIONAL ASSOCIATION VS. MARIE E. BESIO AKA MARIE BESIO,  
 MICHAEL STEVEN BESIO AKA MICHAEL BESIO AKA MICHAEL S. BESIO, 654  
 VALLEY STREAM CIRCLE, LANGHORNE. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF LOWER SOUTHAMPTON.
- 43 Writ of Execution: 2019-07834  
 Receipt Number: 2020 1 04473  
 From 9/11/2020 Tax Parcel: 17-003-142  
 Real Debt: \$221,032.51  
 Sale Attorney for Plt: Stephen Hladik  
 U.S BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR THE CIM  
 TRUST 2016-3 MORTGAGE-BACKED NOTES SERIES 2016-3 VS. PATRICIA A. SMITH,  
 1000 JACKSONVILLE ROAD, #24, IVYLAND. MESSUAGE AND TRACT IN THE  
 BOROUGH OF IVYLAND.  
 Sold to Vladimir Victorovich  
 \$180,000.00
- 44 Writ of Execution: 2019-07953  
 Receipt Number: 2020 1 02449  
 Adjourned to 12/11/2020 Tax Parcel: 42-022-101-004  
 Real Debt: \$142,899.07  
 Attorney for Plt: Robert Crawley  
 DITECH FINANCIAL LLC VS. JASON S. PELLAK, TACEY FOSTER-PELLAK, 2084  
 GALLOWS HILL ROAD, KINTNERSVILLE. MESSUAGE AND TRACT IN THE  
 TOWNSHIP OF SPRINGFIELD.
- 45 Writ of Execution: 2019-07981  
 Receipt Number: 2020 1 00907  
 From 9/11/2020 Tax Parcel: 33-006-010  
 Real Debt: \$49,037.68  
 Sale Attorney for Plt: Robert Crawley  
 CITIZENS BANK NATIONAL ASSOCIATION VS. JOEL D. LEHMAN, 1001 VINE  
 STREET, PERKASIE. MESSUAGE AND TRACT IN THE BOROUGH OF PERKASIE.
- 46 X Writ of Execution: 2019-08663  
 Receipt Number: 2020 1 02450  
 Adjourned to 1/8/2021 Tax Parcel: 16-001-049-003  
 Real Debt: \$231,230.97  
 Attorney for Plt: Robert Crawley  
 U.S. BANK NATIONAL ASSOCIATION VS. ANN WOODRUFF, PATRICK WOODRUFF,  
 933 BELLEVUE AVENUE, HULMEVILLE. MESSUAGE AND TRACT IN THE BOROUGH  
 OF HULMEVILLE.
- 47 Writ of Execution: 2019-08922  
 Receipt Number: 2020 1 13283  
 Tax Parcel: 13-002-128  
 Real Debt: \$242,466.99  
 Attorney for Plt: Jill Fein  
 WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL  
 CAPACITY, BUT SOLEY AS TRUSTEE FOR MFRA TRUST 2015-1 VS. JUSTIN WAID,  
 JENNIFER L. WAID A/K/A JENNIFER LYNN WAID, 209 YORKSHIRE ROAD, FAIRLESS  
 HILLS. MESSUAGE AND TRACT IN THE TOWNSHIP OF FALLS.  
 Sold to Attorney  
 \$1,194.87

- 48 Writ of Execution: 2020-00245  
 Receipt Number: 2020 1 12621  
 Tax Parcel: 05-040-088  
 Real Debt: \$53,975.37  
 Attorney for Plt: J. Todd Savarese  
 INSPIRE FEDERAL CREDIT UNION VS. REGINALD JAMES, 5620 MITCHELL ROAD,  
 LEVITTOWN. MESSUAGE AND TRACT IN THE TOWNSHIP OF BRISTOL.  
 Sold to Christopher Boop  
 \$70,000.00
- 49 ~~X~~ Writ of Execution: 2020-00363  
 Receipt Number: 2020 1 12595  
 Tax Parcel: 51-027-230  
 Real Debt: \$150,928.85  
 Attorney for Plt: Jennie Shnayder  
 BGK INVESTMENTS, LLC VS. MAN HYUK HUH A/K/A MAN HYUK, HEE HUH A/K/A  
 HEE JEONG HUH, UNITED STATES OF AMERICA, 1527 SWEETBRIAR DRIVE,  
 JAMISON. MESSUAGE AND TRACT IN THE TOWNSHIP OF WARWICK.
- 50 Writ of Execution: 2020-00391  
 Receipt Number: 2020 1 09795  
 Tax Parcel: 23-005-144  
 Real Debt: \$228,450.73  
 Attorney for Plt: Lyndsay Rowland  
 PENN COMMUNITY BANK, SUCCESSOR BY MERGER TO FIRST SAVINGS BANK OF  
 PERKASIE VS. ANA I. WHITE, 2460 ZION HILL ROAD, QUAKERTOWN. MESSUAGE  
 AND TRACT IN THE TOWNSHIP OF MILFORD.
- 51 Writ of Execution: 2020-01312  
 Receipt Number: 2020 1 10791  
 Tax Parcel: 25-001-002-B15  
 Real Debt: \$162,191.15  
 Attorney for Plt: Jill Fein  
 CARRINGTON MORTGAGE SERVICES, LLC VS. MICHAEL G. ADAMS, TERESA L.  
 BIERSTLER A/K/A TERESA L. BERSTLER, 215 FERRIS LANE, NEW BRITAIN.  
 MESSUAGE AND TRACT IN THE BOROUGH OF NEW BRITAIN.
- 52 Writ of Execution: 2020-01984  
 Receipt Number: 2020 1 12715  
 Tax Parcel: 11-009-007 & 11-009-018  
 Real Debt: \$294,732.37  
 Attorney for Plt: Jessica Manis  
 CITIBANK, N.A. AS TRUSTEE FOR CMLTI ASSET TRUST VS. LAWRENCE I. KAPLAN  
 A/K/A LAWRENCE KAPLAN, 312 RED BRIDGE ROAD, KINTNERSVILLE. MESSUAGE  
 AND TRACT IN THE TOWNSHIP OF DURHAM.
- 49 ~~X~~ Adjourned to 1/8/2021