

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-2653 filed in COMMON PLEAS of Washington County. ALL SALES OF REAL PROPERTY WILL BE HELD ONLINE AT 10:00 A.M. AT <https://washington.pa.realforeclose.com> unless otherwise published. This public sale will be held at ~~10:00 A.M.~~ on **APRIL 5, 2024**:

LAKEVIEW LOAN SERVICING, LLC

vs
JOSHUA J. BOONE

JUDGEMENT: \$241,037.55

LOCATION: Commonwealth of Pennsylvania, Washington County, South Strabane Twp;

ADDRESS: 906 IDAHO STREET, WASHINGTON, PA 15301

TAX# 600-004-10-01-0009-00, 600-004-11-04-0007-01 (2)

IMPROVEMENTS: Residential Dwelling

ATTORNEY: LOGS LEGAL GROUP, LLP, (610) 278-6800

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Anthony E. Andronas

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-3265 filed in COMMON PLEAS of Washington County. ALL SALES OF REAL PROPERTY WILL BE HELD ONLINE AT 10:00 A.M. AT <https://washington.pa.realforeclose.com> unless otherwise published. This public sale will be held at **10:00 A.M.** on **APRIL 5, 2024:**

PNC BANK, NATIONAL ASSOCIATION

vs

BRIAN R. PENDO, AMANDA N. PENDO

JUDGEMENT: \$63,068.04

LOCATION: Commonwealth of Pennsylvania, Washington County, Twilight Borough;

ADDRESS: 331 STATE STREET, CHARLEROI, PA 15022

TAX #: 630-016-00-00-0002-01

IMPROVEMENTS: Residential Dwelling

ATTORNEY: R.A.S. CRANE AND PARTNERS, PLLC, (855) 225-6906

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Anthony E. Andronas

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-3559 filed in COMMON PLEAS of Washington County. ALL SALES OF REAL PROPERTY WILL BE HELD ONLINE AT 10:00 A.M. AT <https://washington.pa.realforeclose.com> unless otherwise published. This public sale will be held at ~~10:00 A.M.~~ on **APRIL 5, 2024**:

PNC BANK, NATIONAL ASSOCIATION

vs

ROBIN L. MAJEWSKI AKA ROBIN MAJEWSKI

JUDGEMENT: \$14,598.65

LOCATION: Commonwealth of Pennsylvania, Washington County, Chartiers Twp;

ADDRESS: 105 BELMONT AVENUE, MEADOW LANDS, PA 15347

TAX #: 170-017-05-02-0010-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: MANLEY DEAS KOCHALSKI LLC, (614) 220-5611

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

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Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-3895 filed in COMMON PLEAS of Washington County. ALL SALES OF REAL PROPERTY WILL BE HELD ONLINE AT 10:00 A.M. AT <https://washington.pa.realforeclose.com> unless otherwise published. This public sale will be held at **10:00 A.M.** on **APRIL 5, 2024**:

**CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A. F/K/A CITIZENS BANK, N.A.,
S/B/M TO CHARTER ONE BANK, N.A.**

vs

**REGIS C. SENG a/k/a REGIS C. SENG, II
RITA SENG a/k/a RITA M. SENG f/k/a RITA M. CHASE
THE UNITED STATES OF AMERICA**

JUDGEMENT: \$107,733.55

LOCATION: Commonwealth of Pennsylvania, Washington County, North Franklin Twp;

ADDRESS: 125 CUMBERLAND AVENUE, WASHINGTON, PA 15301

TAX # 310-002-02-01-0002-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: LAW OFFICE OF GREGORY JAVARDIAN, LLC, (215) 942-9690

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Anthony E. Andronas

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Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-4159 filed in COMMON PLEAS of Washington County. ALL SALES OF REAL PROPERTY WILL BE HELD ONLINE AT 10:00 A.M. AT <https://washington.pa.realestate.com> unless otherwise published. This public sale will be held at **10:00 A.M. on APRIL 5, 2024:**

PNC BANK, NATIONAL ASSOCIATION

vs

DALE KENNETH WRIGHT

JUDGEMENT: \$110,856.97

LOCATION: Commonwealth of Pennsylvania, Washington County, Chartiers Twp;

ADDRESS: 300 HALLAM AVENUE, MEADOWLANDS, PA 15347

TAX #: 170-017-06-02-0023-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: KML LAW GROUP, P.C., (215) 627-1322

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Anthony E. Andronas

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Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-4817 filed in COMMON PLEAS of Washington County. ALL SALES OF REAL PROPERTY WILL BE HELD ONLINE AT 10:00 A.M. AT <https://washington.pa.realforeclose.com> unless otherwise published. This public sale will be held at ~~10:00 A.M.~~ on ~~APRIL 5, 2024~~:

MIDFIRST BANK

vs

MATTHEW P. KHONOLKAR

JUDGEMENT: \$121,034.92

LOCATION: Commonwealth of Pennsylvania, Washington County, Chartiers Twp;

ADDRESS: 333 FORREST AVENUE, HOUSTON, PA 15342

TAX# 170-016-05-03-0015-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: KML LAW GROUP, P.C., (215) 627-1322

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Anthony E. Andronas

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-4820 filed in COMMON PLEAS of Washington County. ALL SALES OF REAL PROPERTY WILL BE HELD ONLINE AT 10:00 A.M. AT <https://washington.pa.realforeclose.com> unless otherwise published. This public sale will be held at **10:00 A.M.** on **APRIL 5, 2024:**

FREEDOM MORTGAGE CORPORATION

vs

TINA R. FERRARI AKA TINA FERRARI

JUDGEMENT: \$77,053.33

LOCATION: Commonwealth of Pennsylvania, Washington County, Smith Twp;

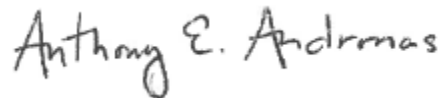
ADDRESS: 54 4th AVENUE, ATLASBURG, PA 15004

TAX #: 570-031-01-02-0017-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: KML LAW GROUP, P.C., (215) 627-1322

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.



Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-5333 filed in COMMON PLEAS of Washington County. ALL SALES OF REAL PROPERTY WILL BE HELD ONLINE AT 10:00 A.M. AT <https://washington.pa.realforeclose.com> unless otherwise published. This public sale will be held at ~~10:00 A.M.~~ on **APRIL 5, 2024**:

PNC BANK, NATIONAL ASSOCIATION

vs

JEFFREY A. PICOTT

JUDGEMENT: \$30,884.99

LOCATION: Commonwealth of Pennsylvania, Washington County, Boro of Canonsburg;

ADDRESS: 725 GIFFIN AVENUE, CANONSBURG, PA 15317

TAX # 090-007-00-01-0016-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: MANLEY DEAS KOCHALSKI LLC, (614) 220-5611

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Anthony E. Andronas

Anthony E. Andronas
Sheriff, Washington County