

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-1616 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 7, 2025:

ALLIED FIRST BANK, SE DBA SERV BANK
vs
DENNIS MOSIER

JUDGEMENT: \$71,028.26

LOCATION: Commonwealth of Pennsylvania, Washington County, City of Washington;

ADDRESS: 490 GLENN STREET, WASHINGTON, PA 15301

TAX# 770-023-00-01-0002-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: LUCS 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 2024-1739 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 7, 2025:

MIDFIRST BANK
vs
ROBERT L. KEPICS

JUDGEMENT: \$8,581.65

LOCATION: Commonwealth of Pennsylvania, Washington County, City of Monongahela;

ADDRESS: 206 2ND AVENUE AKA 206 SECOND AVENUE, MONONGAHELA, PA 15063

TAX #: 430-020-00-01-0008-00

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 2023-2238 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 7, 2025:

**U.S. BANK TRUST NATIONAL ASSOCIATION, As Trustee of Treehouse Series V
Trust
vs
DEANNE L. SAUER**

JUDGEMENT: \$75,579.56

LOCATION: Commonwealth of Pennsylvania, Washington County, City of Washington;

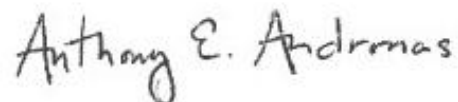
ADDRESS: 1085 ARCH STREET, WASHINGTON, PA 15301

TAX #: 770-025-00-02-0002-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: FRIEDMAN VARTOLO LLP, (212) 471-5100

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 2022-1861 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 7, 2025:

**U.S. BANK TRUST NATIONAL ASSOCIATION, As Trustee of the Igloo Series IV
Trust**

vs

DEBRA S. BROWN AND JOSEPH STANLEY BROWN

JUDGEMENT: \$47,510.23

LOCATION: Commonwealth of Pennsylvania, Washington County, Somerset Township;

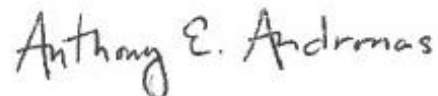
ADDRESS: 284 SWAGLER ROAD, SCENERY HILL, PA 15360

TAX #: 580-013-00-00-0036-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: FRIEDMAN VARTOLO LLP, (212) 471-5100

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Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-3093 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 7, 2025:

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC f/k/a QUICKEN LOANS INC.

vs

SHIRLEY L. WALKER

JUDGEMENT: \$29,990.81

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

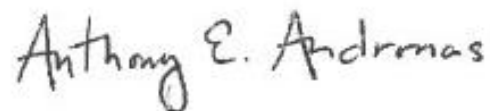
ADDRESS: 602 5TH STREET, CHARLEROI, PA 15022

TAX #: 160-018-00-00-0019-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: STERN & EISENBERG PC, (215) 572-8111

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 2024-3423 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 7, 2025**:

PENNSYLVANIA EQUITY RESOURCES INC.

vs

JONATHAN W. SMITH AND TRISHA M. HILLBERRY

JUDGEMENT: \$96,496.12

LOCATION: Commonwealth of Pennsylvania, Washington County, West Pike Run Twp;

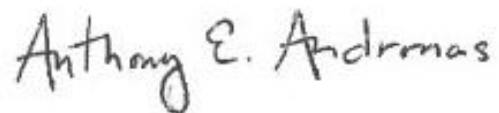
ADDRESS: 21 DAISYTOWN ROAD, DAISYTOWN, PA 15427

TAX #: 700-013-00-00-0020-01

IMPROVEMENTS: Residential Dwelling

ATTORNEY: BROCK & SCOTT, PLLC, (844) 856-6646

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Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-4085 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 7, 2025:

NATIONSTAR MORTGAGE, LLC

vs

**LACY ANN JOHNSON, In Her Capacity as Heir of TERRY ANN BAILEY,
DECEASED, ET AL**

JUDGEMENT: \$60,755.73

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

ADDRESS: 511 JOFFRE BULGER ROAD, JOFFRE, PA 15053

TAX #: 570-011-01-02-0011-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: BROCK & SCOTT, PLLC, (844) 856-6646

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 2024-4198 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 7, 2025:

MIDFIRST BANK

CYNTHIA E. BEST

JUDGEMENT: \$108,373.33

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

ADDRESS: 322 EAST BARR STREET, McDONALD, PA 15057

TAX #: 470-019-00-03-0007-00

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 2022-4240 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 7, 2025**:

U.S. BANK NATIONAL ASSOCIATION, ET AL

vs

EDWARD SHVARTS AND TRACEY SHVARTS

JUDGEMENT: \$210,540.33

LOCATION: Commonwealth of Pennsylvania, Washington County, Union Township;

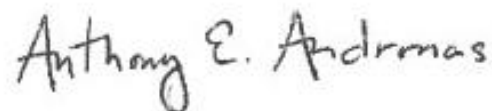
ADDRESS: 125 TUSCANY ESTATES DRIVE, FINLEYVILLE, PA 15332

TAX #: 640-009-03-00-0009-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: FRIEDMAN VARTOLO LLP, (212) 471-5100

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 2023-4254 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 7, 2025:

PENNYMAC LOAN SERVICES LLC

vs

EUGENE WASHINGTON, JR.

JUDGEMENT: \$110,034.77

LOCATION: Commonwealth of Pennsylvania, Washington County, City of Washington;

ADDRESS: 132 HIGHLAND AVENUE aka 132-134 HIGHLAND AVENUE,
WASHINGTON, PA 15301

TAX #: 730-006-00-03-0001-01

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 2024-5510 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 7, 2025:

PENNSYLVANIA EQUITY RESOURCES INC.

vs

ROBERT J. SWETT, II AND CHELSEA SWETT

JUDGEMENT: \$278,520.95

LOCATION: Commonwealth of Pennsylvania, Washington County, Canton Township;

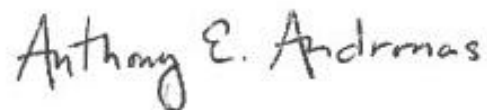
ADDRESS: 2202 THE CIRCLE AKA THE CIR, WASHINGTON, PA 15301

TAX #: 120-012-07-01-0006-00

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-5980 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 7, 2025:

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC

vs

**ATHANASIA SEIBERT A/K/A ATANASIA SEIBERT, Administratrix for the Estate
of DALE SEIBERT A/K/A DALE WARREN SEIBERT, SR., DECEASED**

JUDGEMENT: \$159,448.39

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

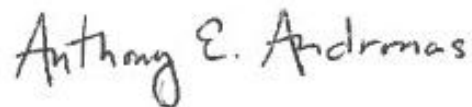
ADDRESS: 1505 BEDILLION ROAD, WASHINGTON, PA 15301

TAX #: 590-003-00-00-0013-08

IMPROVEMENTS: Residential Dwelling

ATTORNEY: STERN & EISENBERG PC, (215) 572-8111

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 2024-6407 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 7, 2025:

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., ET AL

vs

**RANDY P. STORY, As Administrator of the Estate of PATRICIA A. STORY a/k/a
PATRICIA ANN STORY, DECEASED**

JUDGEMENT: \$25,767.16

LOCATION: Commonwealth of Pennsylvania, Washington County, Union Township;

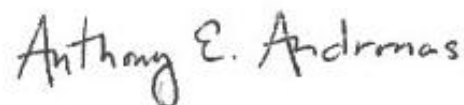
ADDRESS: 3 SHORT STREET, ELRAMA, PA 15038

TAX #: 640-007-04-01-0008-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: POWERS KIRN, LLC, (215) 942-2090

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 2024-7565 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 7, 2025:

M&T BANK

vs

**CHRISTOPHER IORDACHE AKA CHRISTOPHER NICHOLAS IORDACHE AND
AUBREY A. ONORATO AKA AUBREY ANN ONORATO**

JUDGEMENT: \$299,777.71

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

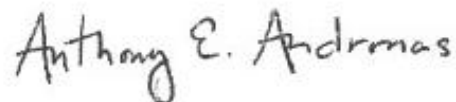
ADDRESS: 118 AMBERWOODS DRIVE, CANONSBURG, PA 15317

TAX #: 520-001-20-00-0003-00

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