

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2021-988 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 DEC 1, 2023:**

**FREEDOM MORTGAGE CORPORATION**

**vs**

**LANCE JAY HENDERSON, In His Capacity as Executor D.B.N. of The Estate of DONALD LEE MATTHEWS A/K/A DONALD L. MATTHEWS A/K/A DONALD MATTHEWS, ET AL**

**JUDGEMENT: \$161,322.41**

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

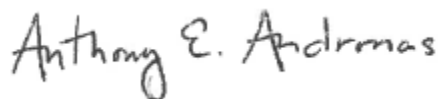
**ADDRESS: 448 HUNTING CREEK ROAD, CANONSBURG, PA 15317**

**TAX #: 520-001-09-00-0018-10**

**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  
Sheriff, Washington County

# SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-1258 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 DEC 1, 2023:**

**TOWD POINT MORTGAGE TRUST 2015-5, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE**

vs

**BARBARA LYNN CAIN AND CECIL R. CALLADINE**

JUDGEMENT: **\$59,859.90**

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

ADDRESS: 114 ARMOUR STREET, RICHEYVILLE PA 15358

TAX #: 154-005-00-01 0034-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: HLADIK, ONORATO & FEDERMAN, LLP, (215) 855-9521

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 2020-1742 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 DEC 1, 2023:**

**PENNYMAC LOAN SERVICES, LLC**

**vs**

**DARLENE SOWDEN, KNOWN SURVIVING HEIR OF WILLIAM S. SOWDEN  
AND UNKNOWN SURVIVING HEIRS OF WILLIAM S. SOWDEN**

JUDGEMENT: **\$134,167.09**

LOCATION: Commonwealth of Pennsylvania, Washington County, Long Branch Borough;

ADDRESS: 413 DALLY ROAD, COAL CENTER, PA 15423

TAX #/ 390-007-00-00-0003-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: MCCABE, WEISBERG & CONWAY, (215) 790-1010

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 2020-1806 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 ~~DEC 1, 2023~~:

NAVY FEDERAL CREDIT UNION  
vs  
PASCAL THIGPEN

JUDGEMENT: ~~\$139,250.56~~

LOCATION: Commonwealth of Pennsylvania, Washington County, East Bethlehem Twp

ADDRESS: 36 SOKOL ROAD, FREDERICKTOWN, PA 15333

TAX #: ~~260-008-00-04-0007-00~~

IMPROVEMENTS: Residential Dwelling

ATTORNEY: McCABE, WEISBERG & CONWAY, LLC, (215) 790-1010

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 2023-2121 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.realestateforeclose.com> unless otherwise published. This public sale will be held at ~~10:00 A.M.~~ on ~~DEC 1, 2023~~:

**NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING**  
vs  
**GARY W. WORTMAN**

JUDGEMENT: ~~\$57,907.02~~

LOCATION: Commonwealth of Pennsylvania, Washington County, East Bethlehem Twp

ADDRESS: 33 BETHLEHEM STREET, FREDERICKTOWN, PA 15333

TAX #: 269-002-01-02-0008-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: HILL WALLACK LLP, (215) 579-7700

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 2023-2278 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 DEC 1, 2023:**

**WELLS FARGO BANK, N.A.**

**vs**

**MARY J. CLARKE**

**JUDGEMENT: \$85,894.13**

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

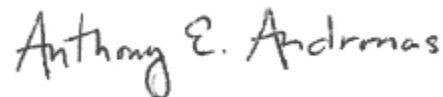
ADDRESS: 3 BARTLEYVILLE ROAD, BURGETTSTOWN, PA 15021

TAX #: 340-003-01-02-0006-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: MANLEY DEAS KOCHALSKI, (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 2023-2375 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 DEC 1, 2023:**

**UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY,  
BUT SOLELY AS LEGAL TITLE TRUSTEE OF PRL TITLE TRUST II**

**vs  
THEODORE WHITE**

JUDGEMENT: **\$95,459.15**

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

ADDRESS: 298 VANCE AVENUE, MONONGAHELA, PA 15063

TAX #: 130-012-01-02-0020-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: HLADIK ONORATO AND FEDERMAN, LLP, (215) 855-9121

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 2023-2376 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 **DEC 1, 2023**:

**U.S. BANK, N.A. AS TRUSTEE FOR THE GSAMP TRUST 2007-H1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-H1**

vs

**ROBERT KNIGHT AND GINA KNIGHT**

JUDGEMENT: ~~\$624,327.86~~

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

ADDRESS: 112 WINDERMERE COURT, CANONSBURG A/K/A 112 WINDERMERE COURT, MCMURRAY, PA 15317

TAX #: 540-006-20-00-0007-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: HLADIK ONORATO AND FEDERMAN, LLP, (215) 855-9121

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 2022-2506 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 DEC 1, 2023:**

**FLAGSTAR BANK**  
**vs**  
**WILLIAM FOSBRINK, III**

**JUDGEMENT: \$64,074.54**

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

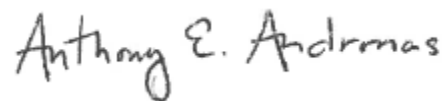
ADDRESS: 519 MCCREA AVENUE DONORA, PA 15033

TAX #: 240-031-00-04-0026-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: KML LAW GROUP, (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 2022-3008 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 DEC 1, 2023:**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS  
MORTGAGE INVESTMENT TRUST**

**vs**

**ERIC P. COURSIN AND RALPH C. COURSIN**

JUDGEMENT: **\$100,187.40**

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

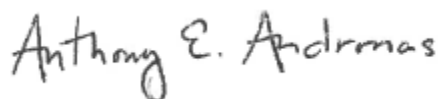
ADDRESS: 149 MURDOCK STREET, CANONSBURG PA 15317

TAX #: 100-009-00-02-0016-02

IMPROVEMENTS: Residential Dwelling

ATTORNEY: HILL WALLACK LLP, (215) 579-7700

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 2023-3593 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 DEC 1, 2023:**

**GSMS 2013-GC10 TECHNOLOGY DRIVE, LLC C/O LNR PARTNERS, LLC**  
**vs**  
**701 TECHNOLOGY DRIVE PARTNERS**

JUDGEMENT: **\$14,614,531.83**

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

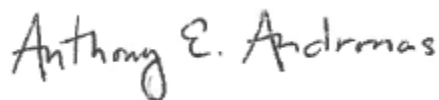
ADDRESS: 701 TECHNOLOGY DRIVE, CANONSBURG PA 15317

TAX #: 140-010-00-00-0008-08

IMPROVEMENTS: This is a large multi-office commercial structure with parking lots (Exhibit A of this Docket Number) and all internal components (Exhibit B of this Docket Number)

ATTORNEY: DUANE MORRIS LLP, (215) 979-1508

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 2023-3671 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 ~~DEC 1, 2023~~:

**SELECT PORTFOLIO SERVICING INC.**

vs

**JOHN WISNIEWSKI AND MARTHA WISNIEWSKI**

JUDGEMENT: ~~\$112,066.79~~

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

ADDRESS: 1153 VENETIA ROAD, EIGHTY FOUR PA 15330

TAX #: ~~530-002-00-00-0011-01~~

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 2023-3722 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 **DEC 1, 2023**:

KEYBANK NATIONAL ASSOCIATION

vs

WILLIAM G. TOMKO, III; KELLY M. TOMKO

JUDGEMENT: ~~\$1,419,831.88~~

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

ADDRESS: 341 BUCKINGHAM DR. VENETIA PA 15367

TAX #: 540-005-32-00-0013-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: BROCK & SCOTT, PLLC, (884) 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 2019-4816 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 **DEC 1, 2023**:

**BANK UNITED N.A.**  
vs  
**CHRISTOPHER A. SWAN**

JUDGEMENT: **\$185,396.18**

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

ADDRESS: 262 GRANDVIEW WAY, CHARLEROI PA 15022

TAX #: 510-004-00-92-0010-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: HILL WALLACK LLP, (215) 579-7700

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 2018-5123 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 ~~DEC 1, 2023~~:

**US BANK TRUST N.A., AS TRUSTEE OF THE BUNGALO SERIES IV TRUST**  
**vs**  
**ROCHELLE HEIDER, DAVID A. HEIDER**

JUDGEMENT: ~~\$138,586.89~~

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

ADDRESS: 72 MCCONNELLS MILLS ROAD, WASHINGTON PA 15301

TAX #: 170-010-00-00-0019-02

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*

Anthony E. Andronas  
Sheriff, Washington County

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-5252 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 DEC 1, 2023:**

**GITSIT SOLUTIONS LLC**

**vs**

**LINDA BURDETTE, Solely in Her Capacity as Heir of WILLIAM VIRTUE AKA  
WILLIAM G. VIRTUE, DECEASED, ET AL**

**JUDGEMENT: \$244,074.51**

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

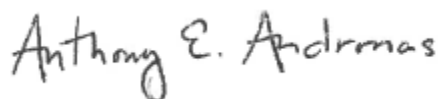
ADDRESS: 572 PARIS COLLIERS ROAD, BURGETTSTOWN, PA 15021

TAX #: 340-001-02-01-0014-00

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 2021-5706 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 ~~DEC 1, 2023~~:

WILMINGTON SAVINGS FUND SOCIETY, FSB

vs  
MARK L. KENNISON

JUDGEMENT: ~~\$74,452.73~~

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

ADDRESS: 1145 BRUCE STREET, WASHINGTON, PA 15301

TAX #: 770-031-00-04-0007-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: HLADIK ONORATO AND FEDERMAN, LLP, (215) 855-9521

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 2019-6388 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 **DEC 1, 2023**:

**PNC BANK, NATIONAL ASSOCIATION**

vs

**RALPH RITTER, JR., AKA RALPH A. RITTER, JR.**

JUDGEMENT: ~~\$107,964.36~~

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

ADDRESS: 761 FINDLAY STREET, WASHINGTON, PA 15301

TAX #: 120-011-09-01-0016-00, 120-011-09-01-0017-00 & 120-011-09-01-0018-00

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

# SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-6431 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 **DEC 1, 2023**:

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING**

vs

**BRADLEY JEFFREY SCHULTE**

JUDGEMENT: ~~\$99,341.56~~

LOCATION: Commonwealth of Pennsylvania, Washington County, FALLOWFIELD TWP

ADDRESS: 311 REDDS MILL ROAD, CHARLEROI, PA 15022

TAX #: 320-009-01-01-0002-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: HILL WALLACK LLP, (215) 579-7700

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 2022-6601 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 **DEC 1, 2023**:

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING**

vs

**TERRY L. DIAMOND, JR**

JUDGEMENT: ~~\$48,622.35~~

LOCATION: Commonwealth of Pennsylvania, Washington County, Smith Township

ADDRESS: 302 3RD STREET a/k/a 302 THIRD AVENUE, LANGELOTH, PA 15054

TAX #: 570-019-02-05-0002-00

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 2022-6789 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 **DEC 1, 2023**:

**PENNYMAC LOAN SERVICES LLC**

vs

**JAMES A. ANDERSON**

JUDGEMENT: ~~\$107,174.73~~

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

ADDRESS: 918 WOOD STREET, CALIFORNIA, PA 15419

TAX #: 080-019-00-01-0014-00

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*

Anthony E. Andronas  
Sheriff, Washington County

# SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-7192 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 ~~DEC 1, 2023:~~

**BAYVIEW LOAN SERVICING, LLC**

vs

**KRISTEN L. BERNARD AND DESHAWN T. JACKSON**

JUDGEMENT: ~~\$162,635.58~~

LOCATION: Commonwealth of Pennsylvania, Washington County, Burgettstown Borough

ADDRESS: 1822 MAIN STREET, BURGETTSTOWN, PA 15021

TAX #: 070-003-00-01-0015-00

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 2021-7538 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 ~~DEC 1, 2023~~:

**U.S. BANK TRUST NATIONAL ASSOCIATION, as Trustee of Yurt Series IV Trust**

**vs  
CHRISTOPHER W. WICKS AND LESLEY J. WICKS**

JUDGEMENT: ~~\$270,719.41~~

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

ADDRESS: 575 MOORE ROAD, WASHINGTON, PA 15301

TAX #: 590-012-00-00-0009-12

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*

Anthony E. Andronas  
Sheriff, Washington County