

# SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-1100 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **FEB 3, 2023**:

**TOWD POINT MASTER FUNDING TRUST 2021-PM1**

vs

**CAITLIN M. CARLTON AND JONATHON B. CARLTON**

JUDGEMENT: \$62,063.57

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

ADDRESS: 311 SHADY AVENUE, CHARLEROI, PA 15022

LOT: 160-023-00-01-0010-00

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 2022-2143 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **FEB 3, 2023**:

**U.S. BANK TRUST NATIONAL ASSOCIATION, As Trustee of BKPL LODGE  
SERIES I TRUST**

**vs  
KIMBERLY A. MYERS**

JUDGEMENT: \$58,840.53

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

ADDRESS: 83 CASTNER AVENUE, DONORA, PA 15033

LOT: 240-031-00-02-0005-00

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*

Anthony E. Andronas  
Sheriff, Washington County

# SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-2255 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **FEB 3, 2023**:

**CARRINGTON MORTGAGE SERVICES, LLC**

vs

**LORI S. McWHORTER & MILDRED McWHORTER**

JUDGEMENT: \$185,705.57

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

ADDRESS: 3987 MILLERS RUN ROAD, MCDONALD, PA 15057

LOT: 140-005-00-00-0057-00

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*

Anthony E. Andronas  
Sheriff, Washington County

# SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-2365 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **FEB 3, 2023:**

**PETERS TOWNSHIP**

VS

**THE UNKNOWN HEIRS AND ASSIGNS OF LENORA ANDRE, DECEASED**

JUDGEMENT: \$3,176.21

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

ADDRESS: 225 CENTER CHURCH ROAD, MCMURRAY, PA 15317

LOT: 540-011-06-03-0001-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: GOEHRING, RUTTER & BOEHM, (412) 835-7317

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 2022-2397 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **FEB 3, 2023**:

**PNC BANK, NATIONAL ASSOCIATION**

**vs**

**TOBY CHARNACK, as believed Heir and/or Administrator to the Estate of ROBERT F. CHARNACK, ET AL**

JUDGEMENT: \$52,195.43

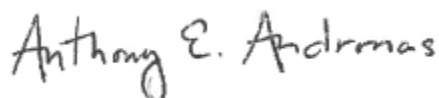
LOCATION: Commonwealth of Pennsylvania, Washington County, North Charleroi Borough;

ADDRESS: 316 SHEPPARD AVENUE, NORTH CHARLEROI, PA 15022  
LOT: 500-002-00-02-0013-01

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 2022-4017 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **FEB 3, 2023:**

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

vs

**AMANDA SERRINO, AKA AMANDA L. SERRINO**

JUDGEMENT: \$106,335.31

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

ADDRESS: 1110 VALLEYVIEW DRIVE, LAWRENCE, PA 15055

LOT: 140-012-09-00-0001-00B

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 2022-4284 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **FEB 3, 2023**:

**PNC BANK, NATIONAL ASSOCIATION**  
vs  
**ROBERT F. HAJEK, AKA ROBERT HAJEK**

JUDGEMENT: \$49,958.78

LOCATION: Commonwealth of Pennsylvania, Washington County, Mount Pleasant Twp;

ADDRESS: 86 WASHINGTON AVENUE, HICKORY, PA 15340  
LOT: 460-011-00-00-0002-04

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 2022-4297 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **FEB 3, 2023**:

**FIRST NATIONAL BANK OF PENNSYLVANIA**

**VS**

**PHILLIP L. REDMAN**

JUDGEMENT: \$18,791.93

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

ADDRESS: 47 CLARK STREET, CLARKSVILLE, PA 15322

LOT: 260-004-02-07-0019-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: DAVID W. RAPHAEL, ESQUIRE, (412) 465-9718

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 2022-4387 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **FEB 3, 2023:**

**THE HUNTINGTON NATIONAL BANK**

**vs**

**SHIRLEY A. COSSU AKA SHIRLEY COSSU AKA SHIRLEY H. COSSU AND  
JOHN J. COSSU AKA JOHN COSSU**

JUDGEMENT: \$21,233.28

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

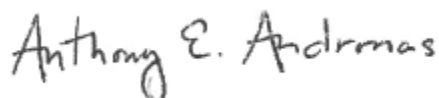
ADDRESS: 633 BUENA VISTA AKA 633 BUENA VISTA STREET, WASHINGTON, PA  
15301

LOT: 120-011-09-05-0011-00

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 2022-5068 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **FEB 3, 2023:**

**FREEDOM MORTGAGE CORPORATION**  
**vs**  
**LAUREL F. REYNOLDS**

JUDGEMENT: \$52,066.29

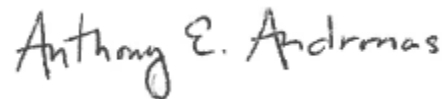
LOCATION: Commonwealth of Pennsylvania, Washington County, City of Washington;

ADDRESS: 246 FRANKLIN STREET, WASHINGTON, PA 15301  
LOT: 720-007-00-01-0013-00

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  
Sheriff, Washington County

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2020-5241 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **FEB 3, 2023**:

**LAKEVIEW LOAN SERVICING LLC**

**vs**

**UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES,  
DEVISEES AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER RICHARD W. DEMARCO, DECEASED,  
ET AL**

JUDGEMENT: \$195,400.19

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

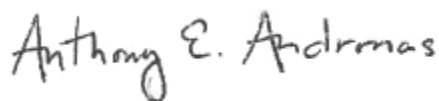
ADDRESS: 566 WEST MCMURRAY ROAD, CANONSBURG, PA 15317

LOT: 520-001-02-01-0017-00

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 2021-5607 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **FEB 3, 2023**:

**AJAX E MASTER TRUST I, a Delaware Trust, Wilmington Savings Fund Society  
FSB, Trustee**

**vs**

**LARRY A. HOFFMAN**

JUDGEMENT: \$86,862.19

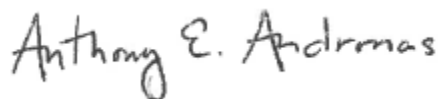
LOCATION: Commonwealth of Pennsylvania, Washington County, Union Township;

ADDRESS: 13 CIRCLE AVENUE f/k/a 13 FAIRVIEW AVENUE, ELRAMA, PA 15038  
LOT: 640-007-01-02-0007-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: TIMOTHY D. PADGETT, P.A. / PADGETT LAW GROUP, (850) 422-2520

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 2022-5873 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **FEB 3, 2023**:

**SPECIALIZED LOAN SERVICING LLC**

vs  
**JON R. GENDT**

JUDGEMENT: \$191,383.79

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

ADDRESS: 65 FERNWOOD STREET, WASHINGTON, PA 15301

LOT: 600-006-07-05-0007-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PAS CITRON LLC, (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 2018-6649 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **FEB 3, 2023:**

**CITIZENS BANK OF PENNSYLVANIA**

VS

**JUSTIN DOYLE AND LESTER O. LYTL**

JUDGEMENT: \$162,166.05

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

ADDRESS: 126 SCOTTY ROAD, EIGHTY FOUR, PA 15330

LOT: 580-007-00-00-0018-01

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*

Anthony E. Andronas  
Sheriff, Washington County

# SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-6670 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **FEB 3, 2023**:

**CALIBER HOME LOANS, INC.**

vs

**KELTON ANDERSON, AKA KELTON L. ANDERSON AND BELINDA ANDERSON**

JUDGEMENT: \$347,441.69

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

ADDRESS: 131 PLATT ESTATES DRIVE, WASHINGTON, PA 15301

LOT: 170-017-08-00-0025-00

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