

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-289 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 ~~FEB 2, 2024~~:

PENNSYLVANIA HOUSING FINANCE AGENCY
vs
WILLIAM JOHN NOPWASKEY, JR AND EVA M. NOPWASKEY

JUDGEMENT: \$59,090.46

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

ADDRESS: 415 FIRST STREET, VESTABURG, PA 15368

TAX # 260-001-04-07-0008-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PURCELL KRUG & HALLER, (717) 234-4178

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 2022-768 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 ~~FEB 2, 2024~~:

PENNYMAC LOAN SERVICES LLC

vs
AMANDA D. SMITH

JUDGEMENT: \$68,239.51

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

ADDRESS: 63 HICKORY STREET, ELLSWORTH, PA 15331

TAX #: 310-009-00-04-0002-00

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 2023-1019 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 ~~FEB 2, 2024~~:

NEWREZ LLC D/B/A SHELL POINT MORTGAGE SERVICING

vs

AUTUMN PIERCE A/K/A AUTUMN L. PIERCE AND MARTHA STEPHENSON

JUDGEMENT: \$18,931.84

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

ADDRESS: 518 THIRD STREET, CHARLEROI, PA 15022

TAX #: 160-022-00-00-0017-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: RAS 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 2023-1359 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 ~~FEB 2, 2024~~:

U.S. BANK NATIONAL ASSOCIATION, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., ET AL

vs

SHAUNA McCracken PUPIN, as believed Heir and/or Administrator to the Estate of GARY L. McCracken, AKA GARY McCracken, ET AL

JUDGEMENT: \$23,122.23

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

ADDRESS: 130 ELIZABETH STREET, WASHINGTON, PA 15301

TAX #: 120-011-12-03-0030-00

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 2023-1761 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 FEB 2, 2024:**

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

vs

BARBARA M. KEARNS

JUDGEMENT: \$49,458.61

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

ADDRESS: 108 HAZEL STREET, BENTLEYVILLE, PA 15314

TAX #: 040-019-00-03-0025-00

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-2239 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 ~~FEB 2, 2024~~:

THE HUNTINGTON NATIONAL BANK

**vs
KIMBERLY J. BUCKNER**

JUDGEMENT: \$115,520.41

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

ADDRESS: 435 BLAINE AVENUE, CANONSBURG, PA 15317

TAX #: 090-014-00-02-0010-00

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.

Anthony E. Andronas

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-2293 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 FEB 2, 2024:**

**SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG,
PENNSYLVANIA**

vs

MINDY M. BATES AND WILLIAM GALLO

JUDGEMENT: \$58,436.03

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

ADDRESS: 1130 SYCAMORE STREET, WASHINGTON, PA 15301

TAX #: 770-046-00-01-0001-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: GREENLEE DERRICO POSA, LLC, (724) 225-7660

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 2023-2472 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 ~~FEB 2, 2024~~:

MORTGAGE ASSETS MANAGEMENT LLC

vs
ELAINE DEWITT

JUDGEMENT: \$64,127.71

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

ADDRESS: 55 PUMPKIN CENTER ROAD, FINLEYVILLE, PA 15332

TAX# 640-006-00-00-0026-00

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-2634 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 FEB 2, 2024:**

ROCKET MORTGAGE, LLC d/b/a QUICKEN LOANS, LLC
vs
JACOB INTERTHAL

JUDGEMENT: \$272,276.36

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

ADDRESS: 1023 COLDSTREAM DRIVE, CANONSBURG, PA 15317

TAX #: 140-010-10-00-0033-02

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-2724 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 FEB 2, 2024:**

THE HUNTINGTON NATIONAL BANK

vs

SHIRLEY A. COSSU AND JOHN J. COSSU

JUDGEMENT: \$22,838.59

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

ADDRESS: 185 CALDWELL AVENUE, WASHINGTON, PA 15301

TAX #: 120-011-04-02-0002-00

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 2023-2816 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 FEB 2, 2024:**

PNC BANK, NATIONAL ASSOCIATION AND AS SUCCESSOR BY MERGER TO NATIONAL CITY BANK

vs

LORENZO KEITH HARRIS, As Executor of the ESTATE OF LORENZO B. HARRIS

JUDGEMENT: \$42,573.35

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

ADDRESS: 904-905 OAK STREET, MARIANNA, PA 15345

TAX #: 400-016-00-02-0012-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: TUCKER ARENSBERG, P.C., (412) 566-1212

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 2023-2945 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 ~~FEB 2, 2024~~:

PNC BANK, NATIONAL ASSOCIATION

**vs
TODD J. MURRAY**

JUDGEMENT: \$57,289.62

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

ADDRESS: 9 LIBERTY AVENUE, BURGETTSTOWN, PA 15021

TAX #: 570-022-00-00-0019-00

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 2022-3044 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 ~~FEB 2, 2024~~:

COMMUNITY LOAN SERVICING, LLC t/k/a BAYVIEW LOAN SERVICING, LLC
vs
UNKNOWN HEIRS OF DEBRA L. CHOVAN, ET AL

JUDGEMENT: \$117,996.64

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

ADDRESS: 1010 MARNE AVENUE, MONONGAHELA, PA 15063

TAX# 440-011-00-01-0012-00

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 2023-3156 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 FEB 2, 2024:**

NATIONSTAR MORTGAGE, LLC

vs

WILLIAM M. CHAMBERS AND TIFFANY H. CHAMBERS

JUDGEMENT: \$85,674.77

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

ADDRESS: 113 MURDOCK STREET, CANONSBURG, PA 15317

TAX #: 100-009-00-02-0009-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: RAS 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 2022-3182 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 FEB 2, 2024:**

THE HUNTINGTON NATIONAL BANK
vs
JUSTIN A. MOLINARO

JUDGEMENT: \$160,268.22

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

ADDRESS: 5148 HAZEL STREET, FINLEYVILLE, PA 15332

TAX #: 640-004-02-02-0005-00

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 2023-3204 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 FEB 2, 2024:**

PENNSYLVANIA HOUSING FINANCE AGENCY

vs

BRANDY C. ROSSEY

JUDGEMENT: \$62,377.90

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

ADDRESS: 317 13TH STREET, DONORA, PA 15033

TAX #: 240-008-00-02-0027-00 & 240-008-00-02-0026-00 (2)

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PURCELL KRUG & HALLER, (717) 234-4178

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 2023-4371 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 ~~FEB 2, 2024~~:

MIDFIRST BANK

vs

MELISSA R. MILLER, AKA MELISSA R. PEPPER

JUDGEMENT: \$13,101.83

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

ADDRESS: 341 GROVE AVENUE, WASHINGTON, PA 15301

TAX #: 780-007-00-02-0001-00

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 2023-4651 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 FEB 2, 2024:**

PENNYMAC LOAN SERVICES LLC

vs

STEPHEN E. WELLMAN

JUDGEMENT: \$188,310.33

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

ADDRESS: 1747 RIDGEWOOD DRIVE, WASHINGTON, PA 15301

TAX #: 510-002-00-00-0051-01 & 510-002-00-00-0051-09 (2)

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 2023-5058 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 FEB 2, 2024:**

CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA

vs

**CHARLES A.J. HALPIN, III, ESQUIRE, Personal Representative of the Estate of
Dianna Mae Grabowski a/k/a Diana M. Grabowski a/k/a Dianna M. Grabowski,
Deceased**

JUDGEMENT: \$36,079.48

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

ADDRESS: 515 CRAIGHEAD STREET, CANONSBURG, PA 15317

TAX #: 090-012-00-00-0017-00

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 2019-5066 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 FEB 2, 2024:**

RBC BANK (GEORGIA), N.A.

vs

MICHAEL KUNA a/k/a MICHAEL STEPHEN KUNA and UNITED STATES OF AMERICA

JUDGEMENT: \$479,912.64

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

ADDRESS: 6 KINGSWOOD COURT WASHINGTON, PA 15301

TAX #: 600-001-03-00-0010-00

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 2022-5702 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 ~~FEB 2, 2024~~:

MB HOMEOWNERS ASSOCIATION, INC.

vs
JENNIFER POLLY

JUDGEMENT: \$7,499.42

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

ADDRESS: 1278 MEADOWBROOK DRIVE, CANONSBURG, PA 15317

TAX #: 520-011-04-03-0044-00E

IMPROVEMENTS: Residential Dwelling

ATTORNEY: LMBH LEGAL SERVICES LLC, (412) 495-5875

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 2022-6208 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 FEB 2, 2024:**

U.S. BANK NATIONAL ASSOCIATION

vs

JOSEPH E. SAKEL AND SONYA CHRISTINE SAKEL

JUDGEMENT: \$34,440.71

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

ADDRESS: 920 OAK STREET, MARIANNA, PA 15345

TAX #: 400-014-00-01-0012-00

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 2022-6244 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 FEB 2, 2024:

WELLS FARGO BANK, N.A.

vs

MICHAEL J. MCKINNEY

JUDGEMENT: \$134,568.91

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

ADDRESS: 462 MCKINLEY AVENUE, WASHINGTON, PA 15301

TAX #: 770-004-00-03-0002-00

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 2022-6778 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 FEB 2, 2024:

HSBC BANK USA, NATIONAL ASSOCIATION, ET AL

vs

UNKNOWN HEIRS, Successors, Assigns and all Persons, Firms, Associations claiming Right, Title or Interest from or under HELEN C. DAVIS, Deceased Mortgagor and Owner

JUDGEMENT: \$75,046.04

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

ADDRESS: 325 FREMONT ROAD, CHARLEROI, PA 15022

TAX #: 320-008-01-0015-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: ALBERTELLI LAW, 856-724-1888

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 2022-6779 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 FEB 2, 2024:**

JPMORGAN CHASE BANK, N.A.

vs

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LINDA A. BOYTIM, DECEASED

JUDGEMENT: \$53,060.50

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

ADDRESS: 440 PLEASANT STREET, MONONGAHELA, PA 15063

TAX #: 430-010-00-01-0006-00

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 2022-8674 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 ~~FEB 2, 2024~~:

**U.S. BANK TRUST NATIONAL ASSOCIATION, Not In Its Individual Capacity But
Solely as Owner Trustee for VRMTG Asset Trust**

vs
ROXANNE CALHOUN

JUDGEMENT: \$68,637.40

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

ADDRESS: 114 ELEANOR STREET, LANGELOTH, PA 15054

TAX #: 570-019-04-03-0012-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PARKER MCCAY P.A., (856) 810-5815

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 2022-8754 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 ~~FEB 2, 2024~~:

WELLS FARGO BANK, N.A. S/B/M WELLS FARGO HOME MORTGAGE, INC.

**vs
ELEANOR J. RICHARDSON, ET AL**

JUDGEMENT: \$25,302.59

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

ADDRESS: 157 IDA AVENUE, DONORA, PA 15033

TAX # 240-036-00-02-0016-00

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 2022-8871 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 FEB 2, 2024:**

U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL

vs

RONALD C. MILLER JR. AND LISA M. MILLER

JUDGEMENT: \$71,691.01

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

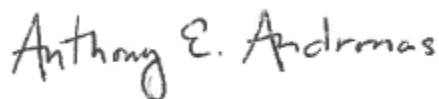
ADDRESS: 808 CREST AVENUE, CHARLEROI, PA 15022

TAX #: 160-013-00-01-0018-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: RAS 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
Sheriff, Washington County