

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-12 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 7, 2025:**

CITIZENS BANK, N.A.

vs

SANDRA GABAUER

JUDGEMENT: \$6,360.16

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

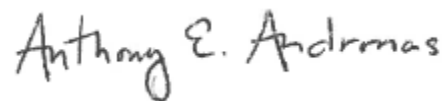
ADDRESS: 16 STONE CHURCH ROAD, FINLEYVILLE, PA 15332

TAX #: 640-004-01-03-0015-00

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-196 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 7, 2025:**

US BANK TRUST NATIONAL ASSOCIATION, not in its individual capacity but solely as owner trustee for VRMTG Asset Trust

vs

STEFFANIE FURMANEK AND THOMAS FURMANEK

JUDGEMENT: \$98,947.06

LOCATION: Commonwealth of Pennsylvania, Washington County, East Finley Township;

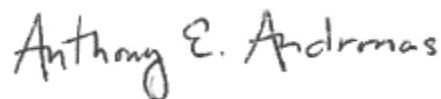
ADDRESS: 367 HAWTHORNE ROAD, CLAYSVILLE, PA 15323

TAX #: 270-002-00-00-0002-01

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 2024-358 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 7, 2025:**

WASHINGTON COUNTY HABITAT FOR HUMANITY, INC.

vs

DANA L. FIELDS a/k/a DANA FIELDS KING

JUDGEMENT: \$22,217.28

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

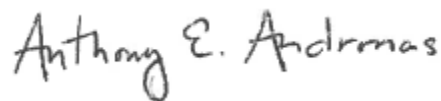
ADDRESS: 115 FORD STREET, WASHINGTON, PA 15301

TAX #: 120-011-11-06-0011-01

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PEACOCK KELLER LLP, (724) 222-4520

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 2024-624 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 7, 2025:**

PENNSYLVANIA HOUSING FINANCE AGENCY

vs

ARMAND BENNER AND KELLI BENNER F/K/A KELLI COGAR

JUDGEMENT: \$69,987.36

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

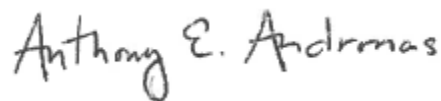
ADDRESS: 690 PENN AVENUE, WASHINGTON, PA 15301

TAX #: 770-034-00-01-0001-00

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-1639 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 7, 2025:**

PNC BANK, NATIONAL ASSOCIATION

vs

CHERYL AGOSTINELLI; ET AL

JUDGEMENT: \$144,717.99

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

ADDRESS: 113 HATFIELD DRIVE, VENETIA, PA 15367

TAX #: 540-004-02-00-0006-00

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-1858 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 7, 2025:**

METLIFE SECURITIZATION TRUST 2017-1, WILMINGTON SAVINGS FUND SOCIETY, FSB AS INDENTURE TRUSTEE

vs

ROBERT L. MAKOWSKI AND LISA M. MAKOWSKI

JUDGEMENT: \$182,306.46

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

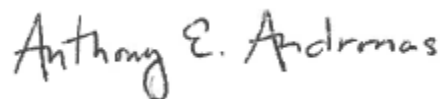
ADDRESS: 496 VENETIA ROAD, VENETIA, PA 15367

TAX #: 540-005-01-02-0004-00

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 2024-1877 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 7, 2025:**

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

vs

MARK CALGARO AND ELEANOR R. CALGARO

JUDGEMENT: \$306,543.09

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

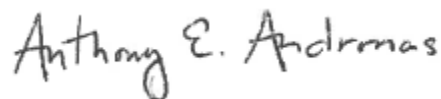
ADDRESS: 1049 GREENFIELD DRIVE, CANONSBURG, PA 15317

TAX #: 140-008-01-00-0029-00

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-1910 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 7, 2025:**

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

vs

ERIN D. WALKER AND KEVIN COWDEN

JUDGEMENT: \$13,760.23

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

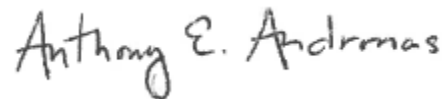
ADDRESS: 168 DOGWOOD STREET, WESTLAND, PA 15378

TAX #: 460-009-01-02-0015-00

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-2347 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 7, 2025:**

CARRINGTON MORTGAGE SERVICES, LLC

vs

RYAN KRUELL, In His Capacity as Heir of JIMMIE KRUELL, ET AL

JUDGEMENT: \$32,655.43

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

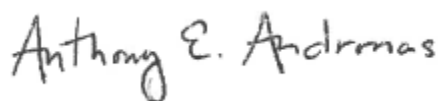
ADDRESS: 206 LOOKOUT AVENUE, CHARLEROI, PA 15022

TAX #: 160-028-00-02-0023-00

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

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-2514 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 7, 2025:**

HSBC BANK USA

vs

ERIC JAMES WALTERS, SR. AND LAURA JEAN WALTERS

JUDGEMENT: \$44,563.51

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

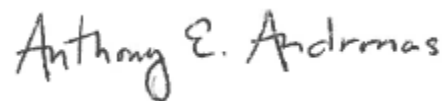
ADDRESS: 5 HOON STREET, MONONGAHELA, PA 15063

TAX #: 130-006-06-00-0040-00

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 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 FEB 7, 2025:**

LAKEVIEW LOAN SERVICING LLC

vs

JOSHUA J. BOONE

JUDGEMENT: \$241,037.55

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

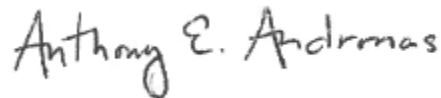
ADDRESS: 906 IDAHO STREET, WASHINGTON, PA 15301

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-3371 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 7, 2025:**

PENNSYLVANIA EQUITY RESOURCES INC.

vs

ADAM J. FAYLOR

JUDGEMENT: \$273,748.84

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

ADDRESS: 268 AMES ROAD, BENTLEYVILLE, PA 15314

TAX #: 580-017-00-00-0030-00 & 580-017-00-00-0030-07 (2)

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 2024-3420 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 7, 2025:**

WELLS FARGO BANK, N.A.

vs

MICHAEL J. MCKINNEY

JUDGEMENT: \$117,529.79

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

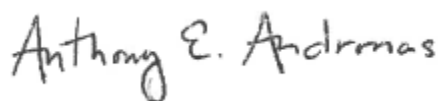
ADDRESS: 462 MCKINLEY AVENUE, WASHINGTON, PA 15301

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

IMPROVEMENTS: Residential Dwelling

ATTORNEY: 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 2024-3714 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 7, 2025:**

NORTHWEST BANK
vs
COLLIN R. ANDERSON

JUDGEMENT: \$33,544.48

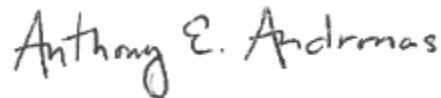
LOCATION: Commonwealth of Pennsylvania, Washington County, New Eagle Borough;

ADDRESS: 212 FIRST AVENUE, NEW EAGLE, PA 15067
TAX #: 480-010-00-03-0010-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: McGRATH McCALL, P.C., (412) 281-4333

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 2024-3934 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 7, 2025:**

CITIMORTGAGE, INC.
vs
ROBERT G. FORRESTER

JUDGEMENT: \$95,744.62

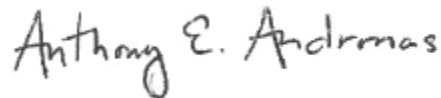
LOCATION: Commonwealth of Pennsylvania, Washington County, Smith Township;

ADDRESS: 303 JOE CAIN ROAD, BULGER, PA 15019
TAX #: 570-008-00-00-0009-00

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-4124 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 7, 2025:**

PNC BANK, NATIONAL ASSOCIATION

vs

**KRISTA IRENE PAPA, As Administratrix to the Estate of MICHAEL J. GOBRISH
AKA MICHAEL GOBRISH**

JUDGEMENT: \$79,933.82

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

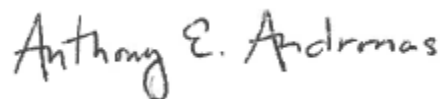
ADDRESS: 404 GEORGETOWN ROAD, LAWRENCE, PA 15055

TAX #: 140-012-02-02-0004-00

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 2024-4132 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 7, 2025:**

KIAVI FUNDING INC.

vs

J AND P CAPITAL INC.

JUDGEMENT: \$80,140.06

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

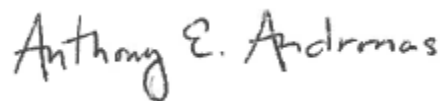
ADDRESS: 84 SECOND STREET, CALIFORNIA, PA 15419

TAX #: 080-015-00-00-0006-01

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 2024-4224 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 7, 2025:**

U.S. BANK NATIONAL ASSOCIATION, As Trustee, Successor In Interest to Bank of America, National Association, ET AL

vs

SUSAN E. GREENE, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF JAMES J. GREENE

JUDGEMENT: \$63,772.03

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

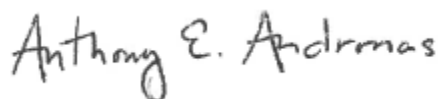
ADDRESS: 222 CHARLES STREET, WASHINGTON, PA 15301

TAX #: 120-011-13-03-0009-00 & 120-011-13-03-0008-00 (2)

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

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-4473 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 7, 2025:**

LAKEVIEW LOAN SERVICING LLC

vs

TRAVIS S. VANBREMEN

JUDGEMENT: \$71,787.04

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

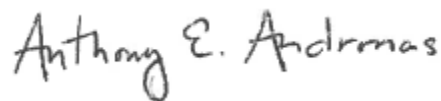
ADDRESS: 708 SHERIDAN STREET, MONONGAHELA, PA 15063

TAX #: 440-018-00-04-0004-00

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 2024-4503 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 7, 2025:**

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

vs

ANDREW G. ZELENKA, JR.

JUDGEMENT: \$104,608.97

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

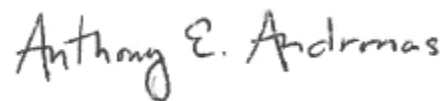
ADDRESS: 72 PAUL STREET, WASHINGTON, PA 15301

TAX #: 120-008-02-03-0016-00

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-4699 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 7, 2025:**

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

vs

**THE ESTATE OF KRISTINA THOMAS, MIRANDA L. LEVERS as heir, DONALD
W. LEVERS as heir, ET AL**

JUDGEMENT: \$61,395.56

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

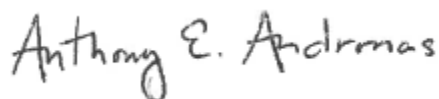
ADDRESS: 207 FIRST STREET, BENTLEYVILLE, PA 15314

TAX #: 040-053-00-02-0014-00

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-4712 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 7, 2025:**

PNC BANK, NATIONAL ASSOCIATION

vs

JOHN W. JACOBS AND RACHEL W. ROMAN

JUDGEMENT: \$54,546.58

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

ADDRESS: 811 PROSPECT AVENUE, CHARLEROI, PA 15022

TAX #: 160-009-00-02-0022-00

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 2024-4723 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 7, 2025:**

PENNSYLVANIA STATE EMPLOYEES CREDIT UNION

vs

ANDREW M. GAGGIN AND MARK W. GAGGIN

JUDGEMENT: \$76,968.55

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

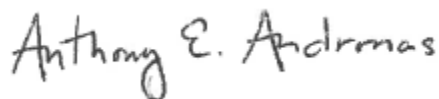
ADDRESS: 151-152 MEADOW STREET, WESTLAND, PA 15378

TAX #: 460-009-01-02-0024-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: WELTMAN WEINBERG & REIS CO., LPA, (216) 739-5629

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 2023-4817 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 FEB 7, 2025:**

MIDFIRST BANK
vs
MATTHEW P. KHANOLKAR

JUDGEMENT: \$121,034.92

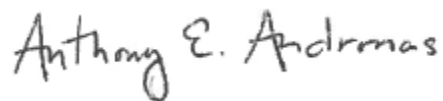
LOCATION: Commonwealth of Pennsylvania, Washington County, Chartiers Township;

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-5061 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 7, 2025:**

CROSSCOUNTRY MORTGAGE, LLC

vs

ALI R. HAJASSDOLAH

JUDGEMENT: \$308,406.94

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

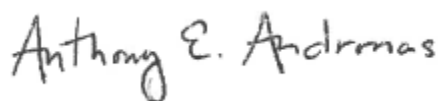
ADDRESS: 212 SIENNA TRAIL, VENETIA, PA 15367

TAX #: 540-005-00-00-0006-00

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

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-5184 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 7, 2025**:

CFS BANK, a federally chartered savings bank

vs

DAVID A. CUSHEY

JUDGEMENT: \$272,033.97

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

ADDRESS: 207 LINDEN ROAD, CANONSBURG, PA 15317

TAX #: 520-012-00-00-0048-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: McGRATH McCALL, P.C., (412) 281-4333

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 2023-5200 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 7, 2025:**

FEDERAL HOME LOAN MORTGAGE CORPORATION

vs

MICHAEL RAMSEY, known heir of CLAUDIA RAMSEY, DECEASED, ET AL

JUDGEMENT: \$41,012.53

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

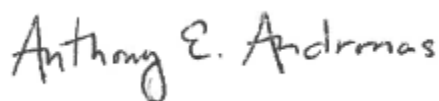
ADDRESS: 404 5TH STREET, CHARLEROI, PA 15022

TAX #: 160-019-00-05-0023-00

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-5247 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 7, 2025:**

LAKEVIEW LOAN SERVICING LLC

vs

RICHARD E. COOK, As Administrator the Estate of BRIAN A. COOK, Deceased

JUDGEMENT: \$96,941.09

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

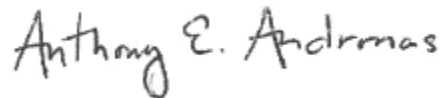
ADDRESS: 10 FIELDCREST DRIVE, MCDONALD, PA 15057

TAX #: 550-017-00-00-0011-00

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 2023-5486 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 7, 2025:**

WILMINGTON SAVINGS FUND SOCIETY, FSB
vs
JEFFREY R. HARBAUGH AND HEIDI L. HARBAUGH

JUDGEMENT: \$30,855.90

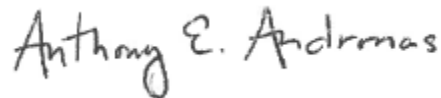
LOCATION: Commonwealth of Pennsylvania, Washington County, Cecil Township;

ADDRESS: 18 CHANTRENE LANE, CECIL, PA 15321
TAX #: 140-007-04-02-0043-01

IMPROVEMENTS: Residential Dwelling

ATTORNEY: SHNAYDER LAW FIRM LLC, 215-834-3103

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 2023-5791 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 7, 2025:**

REAL ESTATE COMMERCIAL LENDER, LLC

vs

JAHLEEL KIMBO, As Sole Member and Sole Manager of KIMBO FAMILY REALTY, LLC & KIMBO FAMILY REALTY, LLC

JUDGEMENT: \$77,522.62

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

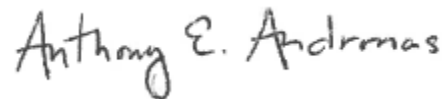
ADDRESS: 104 SECOND STREET, VESTABURG, PA 15368

TAX #: 260-001-04-04-0002-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: SHNAYDER LAW FIRM LLC, (215) 834-3103

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 2015-6912 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 7, 2025:**

WELLS FARGO BANK, N.A.

vs

JACLYN ELICH

JUDGEMENT: \$118,291.17

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

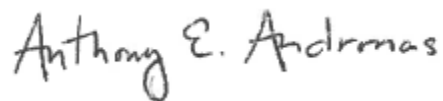
ADDRESS: 21 ELICH ROAD, BURGETTSTOWN, PA 15021

TAX #: 380-004-00-00-0003-00

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 2014-7531 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 7, 2025:**

BOROUGH OF CANONSBURG

vs

JOHN G. DEFILIPPO JR. & JANET DEFILIPPO

JUDGEMENT: \$3,660.66

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

ADDRESS: 558 TANNEHILL STREET, CANONSBURG, PA 15317

TAX #: 110-043-00-00-0031-00

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