

# SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2012-1092 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 **JULY 8, 2022**:

**WASHINGTON SCHOOL DISTRICT**

vs

**JAMES E. DURBIN AND TRACY L. DURBIN**

JUDGEMENT: \$1,850.84

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

ADDRESS: 480 BROAD STREET, WASHINGTON, PA 15301

LOT: 780-005-00-02-0002-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PORTNOFF LAW ASSOCIATES, LTD, (866) 720-9748

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 2020-1245 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 **JULY 8, 2022**:

**U.S. BANK NATIONAL ASSOCIATION**

vs

**STACEY DYRWAL, In Her Capacity as Executrix and Devisee of the Estate of JUDY L. TALMONTI A/K/A JULY LYNN TALMONTI A/K/A JUDY TALMONTI**

JUDGEMENT: \$126,829.34

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

ADDRESS: 3478 ORCHARD AVENUE A/K/A 3478 ORCHARD DRIVE, FINLEYVILLE, PA 15332

LOT: 640-010-02-03-0006-00

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 2022-1641 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 **JULY 8, 2022:**

**FIRST NATIONAL BANK OF PENNSYLVANIA**

**vs**

**CHAD R. BAKER**

JUDGEMENT: \$109,701.16

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

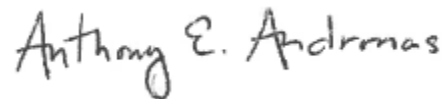
ADDRESS: 376 MAPLE AVENUE, WASHINGTON, PA 15301

LOT: 770-025-00-04-0005-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: FIRST NATIONAL BANK OF PENNSYLVANIA IN-HOUSE COUNSEL,  
412-320-2191

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 2016-2727 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 **JULY 8, 2022**:

CITY OF WASHINGTON  
vs  
GILES INVEST, L.L.C.

JUDGEMENT: \$1,545.78

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

ADDRESS: 30 OREGON STREET, WASHINGTON, PA 15301

LOT: 710-009-00-03-0013-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PORTNOFF LAW ASSOCIATES, LTD, (866) 720-9748

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 2015-2942 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 **JULY 8, 2022:**

CITY OF WASHINGTON  
vs  
JENNIFER E. LETHGOW

JUDGEMENT: \$3,309.76

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

ADDRESS: 300 DUNCAN AVENUE, WASHINGTON, PA 15301

LOT: 770-002-00-02-0010-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PORTNOFF LAW ASSOCIATES, LTD, (866) 720-9748

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 2017-3589 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 **JULY 8, 2022:**

**CITY OF WASHINGTON**

**VS**

**MATTHEW DAVEY, PAULA DAVEY & UNITED STATES OF AMERICA**

JUDGEMENT: \$1,442.64

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

ADDRESS: 8 BELL AVENUE, WASHINGTON, PA 15301

LOT: 750-029-00-01-0012-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PORTNOFF LAW ASSOCIATES, LTD, (866) 720-9748

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 2019-3887 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 **JULY 8, 2022**:

**CITY OF WASHINGTON**  
vs  
**VALARIE B. SCHNORE**

JUDGEMENT: \$2,088.04

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

ADDRESS: 643 ALLISON AVENUE, WASHINGTON, PA 15301

LOT: 770-008-00-02-0007-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PORTNOFF LAW ASSOCIATES, LTD, (866) 720-9748

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 2015-4779 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 **JULY 8, 2022**:

**WASHINGTON SCHOOL DISTRICT**

vs

**SIX HUNDRED ONE BEECH ST. TRUST**

JUDGEMENT: \$1,425.49

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

ADDRESS: 601 BEECH STREET, WASHINGTON, PA 15301  
ECT 760-015-00-01-0017-01

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PORTNOFF LAW ASSOCIATES, LTD, (866) 720-9748

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 2021-5858 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 **JULY 8, 2022**:

**US BANK TRUST NATIONAL ASSOCIATION, Not In Its Individual Capacity but  
Solely as Owner Trustee for VRMIG Asset Trust**

vs  
**ERIKA GILBERT**

JUDGEMENT: \$63,217.89

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

ADDRESS: 35 STELLA STREET, BURGETTSTOWN, PA 15021

LOT: 070-019-00-01-0007-020

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 2018-6471 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 **JULY 8, 2022**:

**TRUIST BANK f/k/a BRANCH BANKING & TRUST COMPANY**

vs

**DEBORAH R. PROCTOR AND MARK A. PROCTOR, c/o Thomas P. Agrafiotis,  
Esquire**

JUDGEMENT: \$318,406.65

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

ADDRESS: 331 FALLOWFIELD AVENUE, CHARLEROI, PA 15022

LOT: 160-02100-02-0005-00

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 2021-6925 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 **JULY 8, 2022**:

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

vs

**MARY ANN ROBERTS, as Executrix of the Estate of RICHARD B. CHARLTON  
AKA RICHARD CHARLTON**

JUDGEMENT: \$37,525.98

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

ADDRESS: 433 FIRST AVENUE, NEW EAGLE, PA 15067

LOT: 480-012-00-01-0029-00

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 2021-7495 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 **JULY 8, 2022**:

**FLEXOSPAN STEEL BUILDINGS, INC.**

vs

**McCLURE CONSTRUCTION CO., LLC, McCLURE SALES COMPANY, INC., and,  
in their individual capacities, Estate of ROBERT B. McCLURE, ET AL**

JUDGEMENT: \$1,800,360.19

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

ADDRESS: 110 MOORE DRIVE, MCMURRAY, PA 15317 & VACANT LOT IN PETERS TWP

LOT: 540-011-03-02-0009-01 & (VACANT LAND-540-011-03-02-0009-02) (2)

IMPROVEMENTS: Residential Dwelling

ATTORNEY: KNOX McLAUGHLIN GORNALL & SENNETT, P.C., (814) 459-2800

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 2021-7712 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 **JULY 8, 2022**:

**PNC BANK, NATIONAL ASSOCIATION, Successor by Merger to National City Bank**

vs

**TODD A. KLUS, Known Heir of DARLENE KLUS A/K/A DARLENE ANN KLUS  
A/K/A DARLENE A. KLUS, ET AL**

JUDGEMENT: \$37,135.24

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

ADDRESS: 948 PENNSYLVANIA AVENUE, CALIFORNIA, PA 15419

LOT: 080-017-00-03-0001-01

IMPROVEMENTS: Residential Dwelling

ATTORNEY: TUCKER ARENSBERG, P.C.,

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 2021-7762 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 **JULY 8, 2022:**

**COMMUNITY LOAN SERVICING, LLC f/k/a BAYVIEW LOAN SERVICING, LLC**  
**vs**  
**PENELOPE G. KRAMER AKA PENELOPE G. KRAMER**

JUDGEMENT: \$33,506.02

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

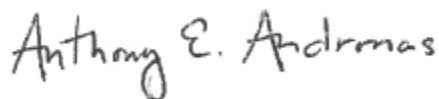
ADDRESS: 1010 SECOND STREET, MCDONALD, PA 15057

LOT: 460-012-01-00-0022-00

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  
Sheriff, Washington County

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2021-7813 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 **JULY 8, 2022:**

**FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY,  
as existing under the laws of the United States**

**vs**

**DENNIS J. KUROWSKI, II**

JUDGEMENT: \$71,313.11

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

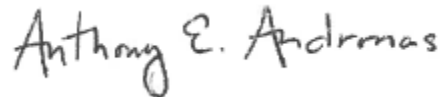
ADDRESS: 217 WHITEHALL ROAD, DAISYTOWN, PA 15427

LOT: 700-011-00-00-0010-00

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