

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-35 filed in COMMON PLEAS of Washington County. The following will be exposed at public sale online at <https://washington.pa.realforeclose.com/>, at 10:00 A.M. on JULY 7, 2023:

FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST

vs

BARBARA N. MASTRAIENI F/K/A BARBARA N. ROOK

JUDGEMENT: \$86,505.45

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

ADDRESS: 1 GLAD STREET, DAISYTOWN, PA 15427

LOT 700-012-03-03-0017-00

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 2022-377 filed in COMMON PLEAS of Washington County. The following will be exposed at public sale online at <https://washington.pa.realforeclose.com/>, at 10:00 A.M. on JULY 7, 2023:

U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL

vs

L.F. A MINOR, In Her Capacity as Heir of ANTHONY R. FROSINI, c/o Nicole Graziano, ET AL

JUDGEMENT: \$231,215.92

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

ADDRESS: 1141 BAYBERRY DRIVE, CANONSBURG, PA 15317
LOT: 520-013-27-00-0014-02

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 2023-1141 filed in COMMON PLEAS of Washington County. The following will be exposed at public sale online at <https://washington.pa.realforeclose.com/>, at 10:00 A.M. on JULY 7, 2023:

CITIZENS BANK, N.A., S/B/M TO CITIZENS BANK OF PENNSYLVANIA
vs
ROBERT G. CONNELL

JUDGEMENT: \$20,466.86

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

ADDRESS: 2782 LOCUST DRIVE, PITTSBURGH, PA 15241

LOT: 540-003-08-01-0016-00

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 2020-2071 filed in COMMON PLEAS of Washington County. The following will be exposed at public sale online at <https://washington.pa.realforeclose.com/>, at 10:00 A.M. on JULY 7, 2023:

NORTHWEST BANK
vs
FIRST LOVE CHRISTIAN ACADEMY INC.

JUDGEMENT: \$508,725.70

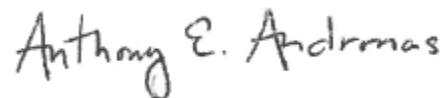
LOCATION: Commonwealth of Pennsylvania, Washington County, South Strabane Twp;

ADDRESS: 1530 HILLCREST AVENUE, WASHINGTON, PA 15301
LOT: 600-004-14-02-0009-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: BUCHANAN INGERSOLL & ROONEY PC, (412) 562-8800

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 2022-2871 filed in COMMON PLEAS of Washington County. The following will be exposed at public sale online at <https://washington.pa.realforeclose.com/>, at 10:00 A.M. on JULY 7, 2023:

FREEDOM MORTGAGE CORPORATION

vs

MICHAEL GLEMZUA AND SANDARA L. GLEMZUA

JUDGEMENT: \$52,285.41

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

ADDRESS: 169 BARNEYS RUN ROAD, FREDERICKTOWN, PA 15333

LOT: 155-056-00-00-0001-01 & 155-056-00-00-0003-01 (2)

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 2022-2947 filed in COMMON PLEAS of Washington County. The following will be exposed at public sale online at <https://washington.pa.realforeclose.com/>, at **10:00 A.M.** on **JULY 7, 2023**:

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, ET AL
vs
JEFFREY A. SHEPLER AND JAIME L. SHEPLER

JUDGEMENT: \$38,906.43

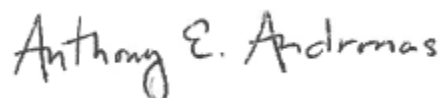
LOCATION: Commonwealth of Pennsylvania, Washington County, Charleroi Borough;

ADDRESS: 914 MEADOW AVENUE, CHARLEROI, PA
LOT: 160-008-00-03-0012-00

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2021-3191-A filed in
COMMON PLEAS of Washington County. The following will be exposed at public sale
online at <https://washington.pa.realforeclose.com/>, at 10:00 A.M. on **JULY 7, 2023**:

SECURED INVESTMENT HIGH YIELD FUND II, LLC

vs

HIGHLAND PROPERTY, LLC

JUDGEMENT: \$152,531.47

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

ADDRESS: 1106 LINCOLN AVENUE, CHARLEROI, PA 15022

LOT: 160-003-00-00-0024-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: FEIN, SUCH, KAHN & SHEPARD, 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 2021-3191-B filed in COMMON PLEAS of Washington County. The following will be exposed at public sale online at <https://washington.pa.realforeclose.com/>, at 10:00 A.M. on JULY 7, 2023:

SECURED INVESTMENT HIGH YIELD FUND II, LLC
vs
HIGHLAND PROPERTY, LLC

JUDGEMENT: \$152,531.47

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

ADDRESS: 732 FALLOWFIELD AVENUE, CHARLEROI PA 15022

LOT: 160-012-00-06-0035-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: FEIN, SUCH, KAHN & SHEPARD, 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 2021-3191-C filed in COMMON PLEAS of Washington County. The following will be exposed at public sale online at <https://washington.pa.realforeclose.com/>, at 10:00 A.M. on JULY 7, 2023:

SECURED INVESTMENT HIGH YIELD FUND II, LLC
vs
HIGHLAND PROPERTY, LLC

JUDGEMENT: \$152,531.47

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

ADDRESS: 527 WOODWARD AVENUE, CHARLEROI, PA 15022
LOT: 320-008-03-03-0003-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: FEIN, SUCH, KAHN & SHEPARD, P.C., (973) 538-4700

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 2021-3191-D filed in
COMMON PLEAS of Washington County. The following will be exposed at public sale
online at <https://washington.pa.realforeclose.com/>, at 10:00 A.M. on **JULY 7, 2023:**

SECURED INVESTMENT HIGH YIELD FUND II, LLC

vs

HIGHLAND PROPERTY, LLC

JUDGEMENT: \$152,531.47

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

ADDRESS: 913 PROSPECT AVENUE, CHARLEROI, PA 15022

LOT: 160-009-00-01-0021-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: FEIN, SUCH, KAHN & SHEPARD, 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 2021-3191-E filed in COMMON PLEAS of Washington County. The following will be exposed at public sale online at <https://washington.pa.realforeclose.com/>, at 10:00 A.M. on JULY 7, 2023:

SECURED INVESTMENT HIGH YIELD FUND II, LLC
vs
HIGHLAND PROPERTY, LLC

JUDGEMENT: \$152,531.47

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

ADDRESS: 213 CREST AVENUE, CHARLEROI, PA 15022
LOT: 160-027-00-03-0009-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: FEIN, SUCH, KAHN & SHEPARD, 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 2022-4999 filed in COMMON PLEAS of Washington County. The following will be exposed at public sale online at <https://washington.pa.realforeclose.com/>, at 10:00 A.M. on JULY 7, 2023:

PLANET HOME LENDING, LLC

vs

QUINTIN L. SARGENT, As Heir of the Estate of MARCELLA SARGENT,
DECEASED, ET AL

JUDGEMENT: \$86,261.71

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

ADDRESS: 411 SPRING STREET, CENTERVILLE, PA 15358
LOT: 154-005-00-03-0062-00 & 154-005-00-0063-00 (2)

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 2012-5416 filed in COMMON PLEAS of Washington County. The following will be exposed at public sale online at <https://washington.pa.realforeclose.com/>, at 10:00 A.M. on JULY 7, 2023:

**DEUTSCHE BANK NATIONAL TRUST COMPANY, As Trustee For Long Beach
Mortgage Loan Trust 2006-8**

vs

GARY M. FIEBER AND DREENA R. FIEBER

JUDGEMENT: \$642,065.47

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

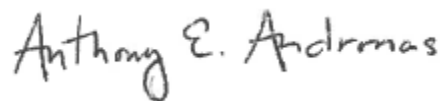
ADDRESS: 102 GOLDEN EAGLE DRIVE, VENETIA, PA 15367

LOT: 540-001-03-00-0021-00

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 2017-5544 filed in COMMON PLEAS of Washington County. The following will be exposed at public sale online at <https://washington.pa.realforeclose.com/>, at 10:00 A.M. on JULY 7, 2023:

HERCULES PAINTING COMPANY, INC., MARIA SAVAKIS AND GEORGE SAVAKIS

vs

STAVRO N. SEMANDERES, a/k/a STAVROS SEMANDERES and STAVROS N. SEMANDERES, ET AL

JUDGEMENT: \$1,082,704.65

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

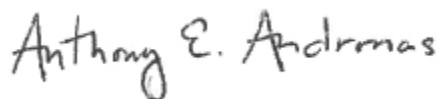
ADDRESS: 1650 WASHINGTON ROAD, WASHINGTON, PA 15301

LOT: 520-010-00-00-0002-00

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-5596 filed in COMMON PLEAS of Washington County. The following will be exposed at public sale online at <https://washington.pa.realforeclose.com/>, at 10:00 A.M. on JULY 7, 2023:

NORTHWEST BANK, f/k/a NORTHWEST SAVINGS BANK
vs
GREGORY J. NOPWASKEY AND JENNA L. NOPWASKEY

JUDGEMENT: \$38,618.24

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

ADDRESS: 458 FIRST STREET, VESTABURG, PA 15368
LOT: 260-001-04-10-0027-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: GREVEN & BIRSIC, P.C., (412) 281-7650

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 2022-6325 filed in COMMON PLEAS of Washington County. The following will be exposed at public sale online at <https://washington.pa.realforeclose.com/>, at 10:00 A.M. on JULY 7, 2023:

WELLS FARGO BANK, N.A.

vs

ERICK BAKER AND CHRISTINA J. BAKER

JUDGEMENT: \$99,576.96

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

ADDRESS: 156 LINNWOOD ROAD, EIGHTY FOUR, PA 15330

LOT: 520-007-00-00-0021-01

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 2022-7650 filed in COMMON PLEAS of Washington County. The following will be exposed at public sale online at <https://washington.pa.realforeclose.com/>, at 10:00 A.M. on JULY 7, 2023:

**WILMINGTON SAVINGS FUND SOCIETY, FSB, d/b/a Christiana Trust as Trustee
for PNPMS Trust III**

vs

**UNKNOWN HEIRS, Devisees, and/or Personal Representatives of ANN JORDAN,
DECEASED, ET AL**

JUDGEMENT: \$21,512.12

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

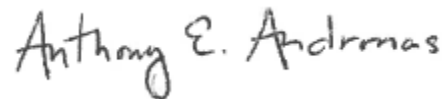
ADDRESS: 545 PARK AVENUE, MONONGAHELA, PA 15063

LOT: 420-028-00-00-0004-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: RICHARD M. SQUIRE & ASSOCIATES, LLC, (215) 886-8790

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