

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-195 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 **JULY 12, 2024:**

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC f/k/a QUICKEN LOANS INC.

vs

MICHAEL A. CINCIRIPINI

JUDGEMENT: \$59,087.30

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

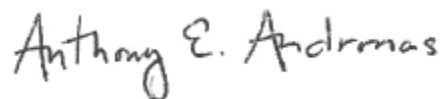
ADDRESS: 511 4TH AVENUE, NEW EAGLE, PA 15067

TAX #: 480-014-00-04-0006-01

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 2024-424 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 JULY 12, 2024:**

PENNSYLVANIA HOUSING FINANCE AGENCY

vs

JAMIE HODGE AND TIMOTHY N. HODGE

JUDGEMENT: \$72,690.78

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

ADDRESS: 1308 FOURTH STREET, MONONGAHELA, PA 15063

TAX #: 440-027-00-00-0010-00

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 2020-490 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 **JULY 12, 2024**:

MIDFIRST BANK

vs

JAMES A. CIBRONE AND GLORY ANN CIBRONE

JUDGEMENT: \$289,541.48

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

ADDRESS: 448 MINGO CHURCH ROAD, FINLEYVILLE, PA 15332

TAX# 640-011-00-00-0044-00

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 2024-618 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 **JULY 12, 2024:**

CITIZENS BANK, N.A.

vs

CHARLES R. RINGLING

JUDGEMENT: \$148,524.11

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

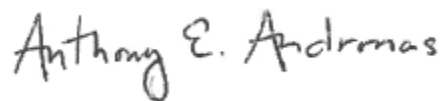
ADDRESS: 810 VENETIA ROAD, VENETIA, PA 15367

TAX #: 540-004-00-00-0046-01

IMPROVEMENTS: Residential Dwelling

ATTORNEY: LAW OFFICE OF GREGORY JAVARDIAN, LLC, (215) 942-9690

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.



Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-2200 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 **JULY 12, 2024:**

WELLS FARGO BANK, N.A.

vs

JOHN B. McDONALD AND JODI L. McDONALD

JUDGEMENT: \$188,258.92

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

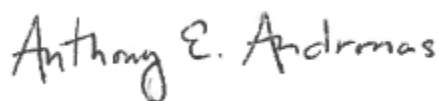
ADDRESS: 944 OLD NATIONAL PIKE, BROWNSVILLE, PA 15417-9258

TAX #: 151-010-00-00-0034-00

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 2023-2343 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 **JULY 12, 2024**:

STOCKTON MORTGAGE CORPORATION

vs

MELISSA GUILIANI, CO-ADMINISTRATRIX AND HEIRESS OF THE ESTATE OF MICHAEL GUILIANI, DECEASED, ET AL

JUDGEMENT: \$119,754.67

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

ADDRESS: 523 CRAIGHEAD STREET, CANONSBURG, PA 15317

TAX #: 090-012-00-00-0022-00 & 090-012-00-00-0021-00 (2)

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 2023-2654 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 **JULY 12, 2024:**

METROPOLITAN LIFE INSURANCE COMPANY

vs

ERIN M. BAXENDELL AND SCOTT A. BAXENDELL

JUDGEMENT: \$389,501.79

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

ADDRESS: 274 SUTHERLAND DRIVE, VENETIA, PA 15367

TAX #: 540-005-18-00-0012-00

IMPROVEMENTS: Residential Dwelling

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

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Anthony E. Andronas

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-2656 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 **JULY 12, 2024:**

PHH MORTGAGE CORPORATION

vs

GARNET M. MIKUSH

JUDGEMENT: \$221,792.20

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

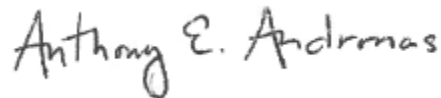
ADDRESS: 3482 IVY HILL LANE, FINLEYVILLE, PA 15332

TAX #: 640-010-05-03-0007-00

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-3700 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 **JULY 12, 2024**:

INDEPENDENCE EXCAVATING INC.

vs

WASHINGTON COUNTY COUNCIL ON ECONOMIC DEVELOPMENT

JUDGEMENT: \$11,192,959.59

LOCATION: Commonwealth of Pennsylvania, Washington County, Hanover & Smith Townships,

ADDRESS: VACANT LAND, PARTIALLY IMPROVED LOTS AND FULLY IMPROVED LOTS IN STARPOINTE BUSINESS PARK - HANOVER AND SMITH TOWNSHIPS

TAX #: 340-032-00-00-0001-00, 340-036-01-00-0003-00, 340-036-01-00-0007-00, 340-036-01-00-0016-00, 340-036-01-00-0017-00, 340-036-01-00-0018-00, 340-036-01-00-0020-00, 340-036-01-00-0021-00, 340-036-01-00-0023-00, 340-036-01-00-0024-00, 340-036-01-00-0026-00, 340-036-01-00-0027-00, 340-036-01-00-0028-00, 340-036-01-00-0030-00, 570-002-00-00-0003-00 (15)

IMPROVEMENTS: Residential Dwelling

ATTORNEY: DILLON McCANDLESS KING COULTER & GRAHAM L.L.P., (724) 283-2200, (724) 776-6644

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 2023-4291 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 JULY 12, 2024:**

MIDFIRST BANK
vs
SHANNON A. JENKINS

JUDGEMENT: \$67,218.14

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

ADDRESS: 804 WEIRICH AVENUE, WASHINGTON, PA 15301

TAX #: 120-011-03-00-0033-00

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 2022-5378 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 **JULY 12, 2024:**

THE WOODLANDS AT REDSTONE CONDOMINIUM ASSOCIATION

**vs
JANET MANKEY**

JUDGEMENT: \$14,831.28

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

ADDRESS: 202 CLUBHOUSE DRIVE, WASHINGTON PA 15301

TAX #: 600-006-99-99-0001-03N

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 2023-5527 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 **JULY 12, 2024:**

CHROME FEDERAL CREDIT UNION

vs

LINDA DARLENE KELLEY

JUDGEMENT: \$44,505.19

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

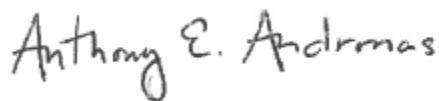
ADDRESS: 153 MEADOW STREET, WESTLAND, PA 15378

TAX #: 460-009-01-02-0025-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: METZ LEWIS BRODMAN MUST O'KEEFE LLC, (412) 918-1100

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 2018-5581 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 JULY 12, 2024:**

M B HOMEOWNERS' ASSOCIATION, INC.

vs

ADAM P. KOZICH AND LISA M. KOZICH

JUDGEMENT: \$4,083.14

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

ADDRESS: 614 DEERWATCH ESTATES DRIVE, CANONSBURG, PA 15317

TAX #: 520-011-04-04-0012-00

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 2023-5766 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 **JULY 12, 2024**:

NATIONSTAR MORTGAGE, LLC
vs
LILLIE EDWARDS

JUDGEMENT: \$48,716.57

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

ADDRESS: 120 VINE STREET, CANONSBURG, PA 15317

TAX# 110-031-00-03-0020-00

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 2023-5781 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 **JULY 12, 2024:**

WILMINGTON SAVINGS FUND SOCIETY, FSB

vs

KEVIN M. CAGNON AND SUSAN J. CAGNON

JUDGEMENT: \$141,064.21

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

ADDRESS: 506 WEST PIKE STREET, HOUSTON, PA 15342

TAX #: 360-001-00-04-0005-00

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 2023-5788 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 JULY 12, 2024:**

U.S. BANK TRUST NATIONAL ASSOCIATION

vs

MARYANN CHADWICK A/K/A MARYANN ROZANC A/K/A MARY A. CHADWICK A/K/A MARY A. LOWERY A/K/A MARYANN LOWERY A/K/A MARY A. ROZANC A/K/A MARY A. CHADWICK LOWERY ROZANC

JUDGEMENT: \$173,611.52

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

ADDRESS: 109 OLD MEADOW ROAD, CANONSBURG, PA 15317

TAX #: 520-001-08-01 0015-05

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 2023-6611 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 **JULY 12, 2024:**

LAELIA, LLC
vs
TRACY A MELSON

JUDGEMENT: \$62,451.28

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

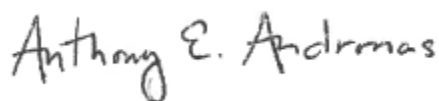
ADDRESS: 1080 BRUCE STREET, WASHINGTON, PA 15301

TAX #: 770-025-00-05-0002-00

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-6615 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 **JULY 12, 2024:**

SANTANDER BANK, N.A.

vs

SUSAN GRIFFITH A/K/A SUSAN SANDERS, In Her Capacity as Administratrix and Heir of the Estate of MARK H. GRIFFITH A/K/A MARK HARPER GRIFFITH, ET AL

JUDGEMENT: \$98,778.31

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

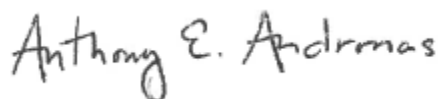
ADDRESS: 666 EWING STREET, WASHINGTON, PA 15301

TAX #: 780-011-00-02-0006-00

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-6680 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 **JULY 12, 2024:**

MILL CITY MORTGAGE LOAN TRUST 2017-3, ET AL

vs

RUTH M. YELANICH AKA RUTH YELANICH

JUDGEMENT: \$55,870.22

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

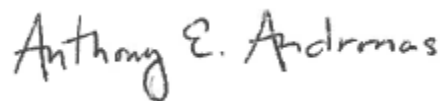
ADDRESS: 830 CREST AVENUE, CHARLEROI, PA 15022

TAX #: 160-009-00-03-0018-00

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 2023-7211 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 **JULY 12, 2024**:

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNFMS TRUST IV

vs

RANDY P. STORY, ADMINISTRATOR OF THE ESTATE OF PATRICIA A. STORY A/K/A PATRICIA ANN STORY

JUDGEMENT: \$16,962.13

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

ADDRESS: 3 SHORT STREET, EDRAMA, PA 15038

TAX #: 640-007-04-01 0008-00

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 2022-7650 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 **JULY 12, 2024:**

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;

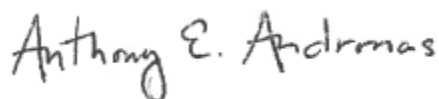
ADDRESS: 545 PARK AVENUE, MONONGAHELA, PA 15063

TAX #: 420-028-00-00-0004-00

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 2023-7653 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 **JULY 12, 2024:**

PNC BANK, NATIONAL ASSOCIATION

vs

**MICHAEL C. DANYO, AKA MICHAEL CHARLES DANYO, as Co-Administrator to
the ESTATE OF VIRGINIA R. DANYO, ET AL**

JUDGEMENT: \$86,649.32

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

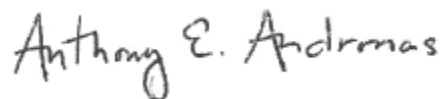
ADDRESS: 516 MUSE BISHOP ROAD, McDONALD, PA 15057

TAX #: 140-006-00-00-0055-02

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