

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2020-31 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 JUNE 2, 2023:

**PNC BANK, NATIONAL ASSOCIATION**

vs

**FAYE L. IREY, AKA FAYE IREY; The United States of America, Department of Treasury, Internal Revenue Service**

JUDGEMENT: \$83,874.14

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

ADDRESS: 129 ROSEWOOD DRIVE, MONONGAHELA, PA 15063

LOT: 130-006-00-00-0082-00

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 2023-907 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 JUNE 2, 2023:

**THE MONEY SOURCE INC.**

vs

**RICHARD D. WYNCOOP**

JUDGEMENT: \$195,128.08

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

ADDRESS: 735 WOODLAWN DRIVE, WASHINGTON, PA 15301

LOT: 600-004-04-00-0005-00 & 600-004-04-00-0006-01 (2)

IMPROVEMENTS: Residential Dwelling

ATTORNEY: POWERS KIRN, LLC, (215) 942-2090

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*Anthony E. Andronas*

Anthony E. Andronas  
Sheriff, Washington County

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-2506 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 JUNE 2, 2023:

FLAGSTAR BANK  
vs  
WILLIAM FOSBRINK, III

JUDGEMENT: \$64,074.54

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

ADDRESS: 519 McCREA AVENUE, DONORA, PA 15033  
LOT: 240-031-00-04-0026-00

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 2021-3059 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 JUNE 2, 2023:

**PHH MORTGAGE CORPORATION**

vs

**UNKNOWN HEIRS, SUCCESSORS ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROLINE PATTON, DECEASED, ET AL**

JUDGEMENT: \$53,632.04

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

ADDRESS: 519 6TH STREET, MONONGANELA, PA 15063

LOT: 440-014-00-02-0022-00

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 2022-3649 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 JUNE 2, 2023:

**FLAGSTAR BANK**

vs

**BRIDGET R. DEVER AND TYLER J. MAZZIE**

JUDGEMENT: \$143,883.20

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

ADDRESS: 184 LACOCK STREET, WASHINGTON, PA 15301

LOT: 120-011-02-00-0019-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: KML LAW GROUP, P.C., (215) 627-1322

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

*Anthony E. Andronas*

Anthony E. Andronas  
Sheriff, Washington County

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-3650 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 JUNE 2, 2023:

**PNC BANK, NATIONAL ASSOCIATION**

**vs**

**ERIC CHRISTOPHER EDWARDS**

JUDGEMENT: \$39,242.40

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

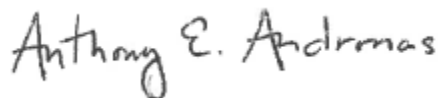
ADDRESS: 957 HIGHPOINT DRIVE, COAL CENTER, PA 15423

LOT: 080-025-00-00-0020-00

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 2019-5003 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 JUNE 2, 2023:

**PENNYMAC LOAN SERVICES LLC**

vs

**CHRISTOPHER A. HUPCHICK a/k/a CHRISTOPHER HUPCHICK AND SHERRY M. HUPCHECK a/k/a SHERRY HUPCHICK**

JUDGEMENT: \$122,856.06

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

ADDRESS: 212 SCOTT STREET, CHARLEROI, PA 15022  
LOT: 610-017-00-01-0019-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: POWERS KIRN, LLC, (215) 942-2090

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

*Anthony E. Andronas*

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Sheriff, Washington County

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-5874 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 JUNE 2, 2023:

**U.S. BANK TRUST NATIONAL ASSOCIATION**

vs

**KEVIN R. WEIBLE AND TINA M. WEIBLE**

JUDGEMENT: \$95,219.90

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

ADDRESS: 35 TRUMAN ROAD, CHARLEROI, PA 15022

LOT: 320-006-00-00-0003-09

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 2022-6110 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 JUNE 2, 2023:

**RELIANCE FIRST CAPITAL, LLC**

**vs**

**BRENDA WATKINS AND CHARLES R. EDWARDS**

JUDGEMENT: \$131,113.76

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

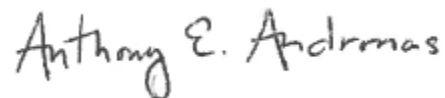
ADDRESS: 401 BLAINE AVENUE, CANONSBURG, PA 15317

LOT: 090-014-00-02-0001-00

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 2022-6733 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 JUNE 2, 2023:

**NATIONSTAR MORTGAGE, LLC**  
**vs**  
**COLBY ELIAS CROWE AND REBECCA A. CROWE**

JUDGEMENT: \$97,034.32

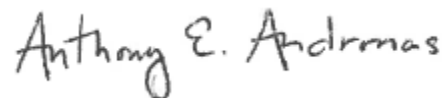
LOCATION: Commonwealth of Pennsylvania, Washington County, Donegal Township;

ADDRESS: 158 MAIN STREET, WEST ALEXANDER, PA 15376  
LOT: 230-027-00-00-0004-00

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 2022-7336 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 JUNE 2, 2023:

**PNC BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO  
NATIONAL CITY BANK**

vs

**TRACI L. KOKOSKIE AND ESTATE OF JOAN B. YERKEY**

JUDGEMENT: \$40,788.33

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

ADDRESS: 187 PROFIO ROAD, McDONALD, PA 15057

LOT: 140-001-00-00-0025-04

IMPROVEMENTS: Residential Dwelling

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

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

*Anthony E. Andronas*

Anthony E. Andronas  
Sheriff, Washington County

# SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-7803 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 JUNE 2, 2023:

MCLP ASSET COMPANY, INC.

vs

ERIC WILLIAM JOHNSON, As Administrator of the ESTATE OF LESLIE CHERYL PATTERSON MIMS, DECEASED

JUDGEMENT: \$93,501.34

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

ADDRESS: 255 DUNCAN AVENUE, WASHINGTON, PA 15301  
LOT: 720-010-00-01-0008-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: POWERS KIRN LLC, (215) 942-2090

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

*Anthony E. Andronas*

Anthony E. Andronas  
Sheriff, Washington County

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-8409 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 JUNE 2, 2023:

**PENNSYLVANIA HOUSING FINANCE AGENCY**

vs

**JEFFREY L. SCOTT**

JUDGEMENT: \$92,964.86

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

ADDRESS: 51 CORT STREET, WASHINGTON, PA 15301

LOT: 770-005-00-02-0003-00

IMPROVEMENTS: Residential Dwelling

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

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

*Anthony E. Andronas*

Anthony E. Andronas  
Sheriff, Washington County

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-8753 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 JUNE 2, 2023:

**CITIBANK, NA, ET AL**

**vs**

**DAVID D. POLAND**

JUDGEMENT: \$52,473.31

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

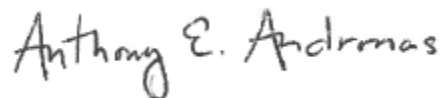
ADDRESS: 840 BUENA VISTA STREET, WASHINGTON, PA 15301

LOT: 120-011-08-01-0016-01

IMPROVEMENTS: Residential Dwelling

ATTORNEY: LEOPOLD & ASSOCIATES PLLC, (914) 219-5787

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 2022-8756 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 JUNE 2, 2023:

PNC BANK, NATIONAL ASSOCIATION

vs

ANDREW SLEBONICK AKA ANDREW T. SLEBONICK AND DOROTHY SLEBONICK AKA DOROTHY J. SLEBONICK

JUDGEMENT: \$98,545.85

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

ADDRESS: 87 WILSON AVENUE, CECIL, PA 15321  
LOT 140-007-01-03-0012-00

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*

Anthony E. Andronas  
Sheriff, Washington County

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-8932 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 JUNE 2, 2023:

**PENNSYLVANIA HOUSING FINANCE AGENCY**

vs

**ANTHONY D. OLIVER**

JUDGEMENT: \$22,397.98

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

ADDRESS: 475 BROAD STREET, WASHINGTON, PA 15301

LOT: 780-005-00-01-0008-00

IMPROVEMENTS: Residential Dwelling

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

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

*Anthony E. Andronas*

Anthony E. Andronas  
Sheriff, Washington County



# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-8988 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 JUNE 2, 2023:

**PNC BANK, NATIONAL ASSOCIATION**

vs

**KAREN A. GREEN AKA KAREN GREEN AND KENNETH R. ROGULSKI AKA  
KENNETH ROGULSKI**

JUDGEMENT: \$13,144.93

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

ADDRESS: 114 ROYALBROOKE a/k/a 114 ROYALBROOKE DRIVE, VENETIA, PA 15367

LOT: 540-005-07-00-0013-00

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