

# SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-69 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 **JUNE 6, 2024**:

**DLJ MORTGAGE CAPITAL INC.**

vs

**ROBERT CLARKE, Known Surviving Heir of CLAUDETTE H. CLARKE, ET AL**

JUDGEMENT: \$137,132.68

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

ADDRESS: 2151 THE CIRCLE, WASHINGTON, PA 15301

TAX# 120-012-05-03-0001-01

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 2023-4163 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.realestateforeclose.com> unless otherwise published. This public sale will be held at **10:00 A.M.** on **JUNE 7, 2024**:

**PNC BANK, NATIONAL ASSOCIATION**

vs

**BRIAN R. PENDO AND AMANDA N. PENDO**

JUDGEMENT: \$70,775.75

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

ADDRESS: 331 STATE STREET, CHARLEROI PA 15022

TAX #: 630-016-00-00-0002-01

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 2023-4175 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 **JUNE 7, 2024:**

**CITIBANK, N.A., as Trustee for CMLTI Asset Trust**

**vs**

**CAROL LONGSTRETH**

JUDGEMENT: \$123,032.11

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

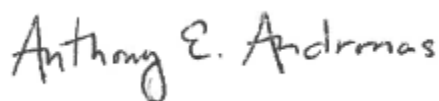
ADDRESS: 295 PARIS COLLIERS ROAD, BURGETTSTOWN, PA 15021

TAX #: 340-002-00-00-0001-00

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 2023-5023 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 **JUNE 7, 2024:**

**MORTGAGE ASSETS MANAGEMENT LLC**

**vs**

**GILBERT R. ROTH AND JULIA L. ROTH**

JUDGEMENT: \$368,812.09

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

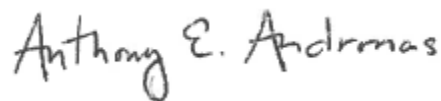
ADDRESS: 193 DOBBIE LANE, MARIANNA, PA 15345

TAX #: 660-019-00-00-0010-02

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 2023-5408 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 **JUNE 7, 2024:**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, As Trustee of Quercus Mortgage Investment Trust**

vs

**DANA M. SWARROW AND WILLIAM J. SWARROW**

JUDGEMENT: \$187,886.52

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

ADDRESS: 23 BETHLEHEM STREET, FREDERICKTOWN, PA 15333

TAX #: 260-002-03-01-0023-00, 260-002-03-01-0024-00 & 260-002-03-01-0025-00 (3)

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.

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Sheriff, Washington County

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-5578 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 **JUNE 7, 2024:**

**PNC BANK, NATIONAL ASSOCIATION s/b/m to NATIONAL CITY BANK**

**vs**

**MATTHEW J. KASPER AND JENNIFER E. KASPER**

JUDGEMENT: \$20,328.55

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

ADDRESS: 39 KELLEY ROAD a/k/a 39 KELLEY DRIVE, CANONSBURG, PA 15317

TAX #: 520-014-04-00-0011-00

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*

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Sheriff, Washington County

# SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-5593 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 JUNE 7, 2024:**

**NORTHWEST BANK, f/k/a NORTHWEST SAVINGS BANK**

vs

**GREGORY NOPWASKEY, a/k/a GREGORY M. NOPWASKEY AND JENNA NOPWASKEY, a/k/a JENNA L. NOPWASKEY**

JUDGEMENT: \$38,618.24

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

ADDRESS: 460 FIRST STREET, VESTABURG, PA 15368

TAX #: 260-001-04-10-0028-00

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 2023-6089 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 **JUNE 7, 2024**:

**PENNSYLVANIA EQUITY RESOURCES INC.**

vs  
**CAMERON MICK**

JUDGEMENT: \$95,952.72

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

ADDRESS: 85 LOW HILL ROAD, BROWNSVILLE, PA 15417

TAX# 152-024-00-00-0057-00

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 2023-7191 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 **JUNE 7, 2024:**

**PNC BANK, NATIONAL ASSOCIATION**

vs

**MARK SANSFIELD**

JUDGEMENT: \$229,779.25

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

ADDRESS: 60 SOUTH BRIDGE ROAD, PROSPERITY, PA 15329

TAX #: 450-002-00-00-0021-03

IMPROVEMENTS: Residential Dwelling

ATTORNEY: MANLEY DEAS KOCHALSKI LLC, (614) 220-5611

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*Anthony E. Andronas*

Anthony E. Andronas  
Sheriff, Washington County

# SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-7365 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.realestateforeclose.com> unless otherwise published. This public sale will be held at ~~10:00 A.M.~~ on **JUNE 7, 2024**:

**AJAX MORTGAGE LOAN TRUST 2023-B**

vs

**STEVEN L. PRENTICE**

JUDGEMENT: \$68,836.13

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

ADDRESS: 60 WISSETOWN ROAD, CHARLEROI, PA 15022

TAX #: 320-008-05-02-0020-00, 320-008-00-99-0361-00 (Parcel ID 320-008-06-01-0008-00 is also part of Parcel Two) (3)

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