

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-51 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 **MAR 1, 2024:**

**BANK OF NEW YORK MELLON TRUST COMPANY, N.A., As Trustee for  
Mortgage Assets Management Series I Trust**

**vs**

**UNKNOWN HEIRS OF ROBERT D. FULTON AKA ROBERT DONALD FULTON,  
ET AL**

JUDGEMENT: \$219,511.53

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

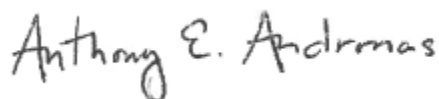
ADDRESS: 110 FOREST DRIVE, McMURRAY, PA 15317

TAX #: 540-006-01-04-0021-00

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 2023-878 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.realestate.com> unless otherwise published. This public sale will be held at **10:00 A.M. on MAR 1, 2024:**

**CITIZENS BANK, N.A., S/B/M TO CITIZENS BANK OF PENNSYLVANIA  
vs  
KAREN I. THOMPSON**

JUDGEMENT: \$35,547.18

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

ADDRESS: 395 WILBERT AVENUE, WASHINGTON, PA 15301

TAX #: 600-004-01-02-0010-00

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 2023-1204 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 **MAR 1, 2024:**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

**vs**

**MARK E. MILLIGAN**

JUDGEMENT: \$65,010.51

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

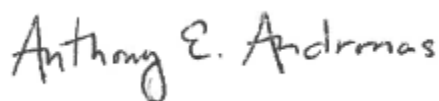
ADDRESS: 116 LINCOLN AVENUE, BENTLEYVILLE, PA 15314

TAX #: 040-052-00-06-0010-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: LOGS LEGAL GROUP LLP, (610) 278-6800

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 2023-1807 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 **MAR 1, 2024:**

**DOLLAR BANK, FEDERAL SAVINGS BANK**

**vs**

**DOLLIE E. WASHABAUGH**

JUDGEMENT: \$72,385.26

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

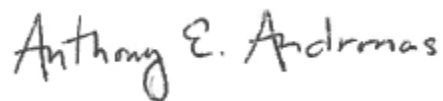
ADDRESS: 612 HANCOCK STREET, MONONGAHELA, PA 15063

TAX #: 440-015-00-01-0008-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: HLADIK ONORATO AND FEDERMAN, LLP, (215) 855-9521

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 2023-2207 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 MAR 1, 2024:**

**WESBANCO BANK, INC.**

**vs**

**CHARLES FULLER, Executor of the ESTATE OF DANIEL E. FULLER, also known as DANIEL EARL FULLER, SR.**

JUDGEMENT: \$91,918.16

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

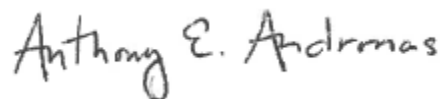
ADDRESS: 695 MARYLAND AVENUE, WASHINGTON, PA 15301

TAX #: 770-034-00-01-0002-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: MEYER, UNKOVIC & SCOTT LLP, (412) 456-2885

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 2015-2479 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 MAR 1, 2024:**

**CITIZENS BANK OF PENNSYLVANIA**

vs

**ANY AND ALL UNKNOWN HEIRS, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title, or Interest from or under VERNA KOVALAK, Deceased Mortgagor and Last Real Owner, ET AL**

JUDGEMENT: \$67,883.79

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

ADDRESS: 30 PARK MANOR PLACE, DONORA, PA 15033

TAX #: 245-046-01-03-0028-00

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 2022-2556 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 **MAR 1, 2024:**

**THE HUNTINGTON NATIONAL BANK**

**vs**

**SEAN A. SOUTHERN**

JUDGEMENT: \$272,928.58

LOCATION: Commonwealth of Pennsylvania, Washington County, East Finley Township;

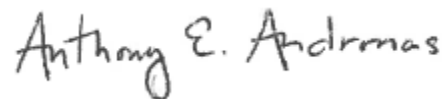
ADDRESS: 328 CHAPEL HILL ROAD, CLAYSVILLE, PA 15323

TAX #: 270-005-00-00-0003-04

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 2022-2678 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.reaforeclose.com> unless otherwise published. This public sale will be held at 10:00 A.M. on **MAR 1, 2024**:

**BOROUGH OF CANONSBURG**

vs

**AARON J. PATRACAS**

JUDGEMENT: \$2,854.37

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

ADDRESS: 611 FRANKLIN AVENUE, CANONSBURG, PA 15317

TAX #: 090-008-00-02-0006-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: GOEHRING, RUTTER & BOEHM, (412) 835-7317

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 2023-2823 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 MAR 1, 2024:**

**CITIBANK, N.A., ET AL**

**vs**

**ANGELINA MORGAN, Individually and in her capacity as Administratrix of the Estate and Heir of JAMES M. MORGAN, DECEASED**

JUDGEMENT: \$82,168.39

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

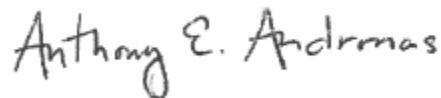
ADDRESS: 520 McCREA AVENUE, DONORA, PA 15033

TAX #: 240-031-00-03-0012-00

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 2023-3360 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 **MAR 1, 2024**:

**LAKEVIEW LOAN SERVICING, LLC**

vs

**THE UNKNOWN HEIRS OF NANCY L. BRADLEY AKA NANCY BRADLEY,  
DECEASED, ET AL**

JUDGEMENT: \$134,135.86

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

ADDRESS: 1125 SYCAMORE STREET, WASHINGTON, PA 15301

TAX #/ 770-031-00-06-0017-00 & 770-031-00-06-0016-00 (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 2022-3365 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 **MAR 1, 2024:**

**U.S. BANK NATIONAL ASSOCIATION**

**vs**

**ROBERT C. BARRETT**

JUDGEMENT: \$131,350.63

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

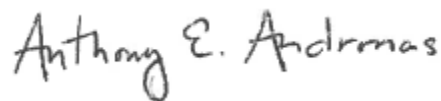
ADDRESS: 272 PARK AVENUE, WASHINGTON, PA 15301

TAX #: 510-003-03-01-0007-00

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 2023-3508 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 **MAR 1, 2024:**

**WELLS FARGO BANK, NATIONAL ASSOCIATION, ET AL**

**vs**

**JASON R. WOOD, In His Capacity as Administrator and Heir of the ESTATE OF  
CANDICE WOOD A/K/A CANDICE N. WOOD, ET AL**

JUDGEMENT: \$104,044.13

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

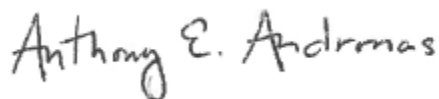
ADDRESS: 492 REGENT STREET, HOUSTON, PA 15342

TAX #: 170-016-05-01-0007-00

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 2023-5056 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 **MAR 1, 2024:**

**SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES**

**vs**

**JESSE ALLEN BASHUR**

JUDGEMENT: \$154,197.42

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

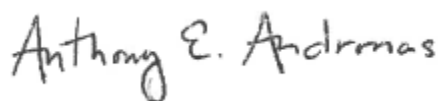
ADDRESS: 11 SMITH STREET, CHARLEROI, PA 15022

TAX #: 320-009-01-02-0041-01

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  
Sheriff, Washington County

# SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-5563 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.realestate.com> unless otherwise published. This public sale will be held at **10:00 A.M. on MAR 1, 2024:**

CITIZENS BANK, N.A.

vs

TRAVIS D. MARTIN

JUDGEMENT: \$67,135.25

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

ADDRESS: 20 OAK GROVE ROAD, WASHINGTON, PA 15301

TAX #: 600-004-15-02-0001-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: McCABE, WEISBERG & CONWAY, LLC, (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 2021-5591 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 MAR 1, 2024:

**WILMINGTON SAVINGS FUND SOCIETY, FSB, Not Individually but Solely as Trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1**

**vs**  
**LARRY RUSSELL, In His Capacity as Heir of THELMA RUSSELL A/K/A THELMA E. RUSSELL, ET AL**

JUDGEMENT: \$73,334.72

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

ADDRESS: 53 SHARP AVENUE, WASHINGTON, PA 15301

TAX #: 760-008-00-02-0007-00

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 2023-5789 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 **MAR 1, 2024:**

WELLS FARGO BANK, N.A.

vs

**AMANDA SERRINO, Individually and As Administratrix of the ESTATE OF  
MICHAEL G. SERRINO, DECEASED**

JUDGEMENT: \$103,761.58

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

ADDRESS: 1110 VALLEYVIEW DRIVE AKA 109 VALLEYVIEW DRIVE,  
LAWRENCE, PA 15055

TAX #: 140-012-09-00-0001-00B

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 2023-5829 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 ~~MAR 1, 2024~~:

PENNSYLVANIA HOUSING FINANCE AGENCY

vs  
HOPE M. HAYMAN

JUDGEMENT: \$54,416.54

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

ADDRESS: 516 RIDGE AVENUE, CANONSBURG, PA 15317

TAX #: 170-005-01-02-0007-00

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 2022-6430 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 **MAR 1, 2024:**

**AMERIHOM MORTGAGE COMPANY, LLC**

**vs**

**NICOLE ELIZABETH CAPES**

JUDGEMENT: \$163,551.14

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

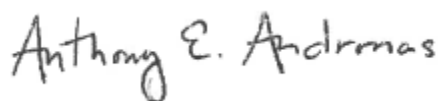
ADDRESS: 466 MUSE BISHOP ROAD, McDONALD, PA 15057

TAX #: 140-006-00-00-0059-00

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 2022-7838 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 **MAR 1, 2024:**

**NATIONSTAR MORTGAGE, LLC its successors and assigns**

**vs**

**CHRISTOPHER I. FORCEY**

JUDGEMENT: \$172,256.01

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

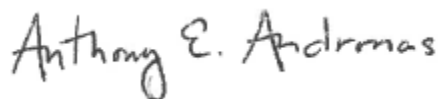
ADDRESS: 955 BUENA VISTA STREET, WASHINGTON, PA 15301

TAX #: 120-011-08-05-0010-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: LOGS LEGAL GROUP LLP, (610) 278-6800

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