

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-2167 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 7, 2025:**

WILMINGTON TRUST, NATIONAL ASSOCIATION
vs
MARYANNE MCFARLANE AND RICHARD R. MCFARLANE

JUDGEMENT: \$202,027.43

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

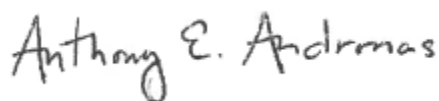
ADDRESS: 1660 PIERCE STREET, WASHINGTON, PA 15301

TAX #: 600-006-04-03-0024-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: FRIEDMAN VARTOLO LLP, (212) 471-5100

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 2023-2212 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 7, 2025:**

U.S. BANK NATIONAL ASSOCIATION, ET AL

vs

**UNKNOWN HEIRS, Devisees and Personal Representatives and any of the Successors
in right, title and interest to CAROL A. SHOMAN, Deceased Mortgagor and Owner**

JUDGEMENT: \$86,257.44

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

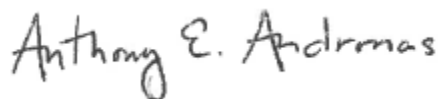
ADDRESS: 85 WILLOWBROOK LANE, WASHINGTON, PA 15301

TAX #: 510-003-13-02-0013-00

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-3249 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 7, 2025:**

PENNSYLVANIA HOUSING FINANCE AGENCY

vs

KAYLA N. McCONNELL AND DAVID T. WEST

JUDGEMENT: \$152,562.76

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

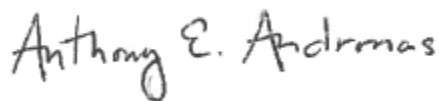
ADDRESS: 524 TANNEHILL STREET, CANONSBURG, PA 15317

TAX #: 110-045-00-00-0025-00

IMPROVEMENTS: Residential Dwelling

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

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Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-5499 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 7, 2025:**

CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A.

vs

**CHARLES E. RIBEAU, Personal Representative of the Estate of SANDRA L. SMITH,
Deceased**

JUDGEMENT: \$19,287.10

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

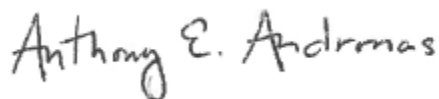
ADDRESS: 55 McCracken Hill Road, Burgettstown, PA 15021

TAX #: 340-014-00-00-0011-00

IMPROVEMENTS: Residential Dwelling

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

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Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-5502 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 7, 2025:**

PENNSYLVANIA STATE EMPLOYEES CREDIT UNION

vs

ANDREW M. GAGGIN AND MARK W. GAGGIN

JUDGEMENT: \$36,713.52

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

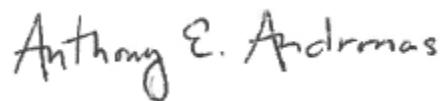
ADDRESS: 629 1/2 BROAD STREET, WASHINGTON, PA 15301

TAX #: 780-011-00-02-0023-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: WELTMAN WEINBERG & REIS CO., LPA, (216) 739-5629

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Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-5557 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 7, 2025:**

WELLS FARGO BANK, N.A.

vs

AMANDA SERRINO

JUDGEMENT: \$101,392.69

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

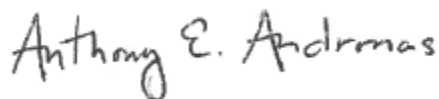
ADDRESS: 1110 VALLEYVIEW DRIVE, LAWRENCE, PA 15055

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

IMPROVEMENTS: Residential Dwelling

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

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Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-6824 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 7, 2025:**

FREEDOM MORTGAGE CORPORATION

vs

ALAN J. ROGERS A/K/A ALAN ROGERS AND MELISSA D. ROGERS

JUDGEMENT: \$275,255.79

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

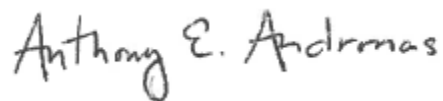
ADDRESS: 49 WOODSIDE DRIVE, WASHINGTON, PA 15301

TAX #: 600-005-01-04-0007-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: BROCK & SCOTT, PLLC, (844) 856-6646

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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 **MAR 7, 2025:**

PNC BANK, NATIONAL ASSOCIATION

vs

MARK SARSFIELD

JUDGEMENT: \$238,317.56

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

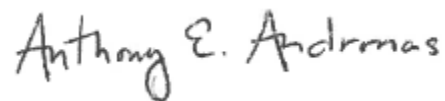
ADDRESS: 60 S BRIDGE ROAD, PROSPERITY, PA 15329

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
Sheriff, Washington County