

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2020-446 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 **MAY 5, 2023**:

PNC BANK, NATIONAL ASSOCIATION

vs

AMY L. WARD, RICHARD LEE WARD, JR. AKA RICHARD L. WARD

JUDGEMENT: \$15,165.53

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

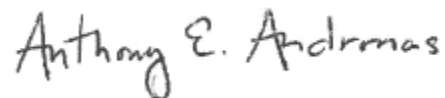
ADDRESS: 42 KENNEDY ROAD, NEW EAGLE, PA 15067

LOT: 640-014-02-00-0010-00

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 2022-758 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 MAY 5, 2023:

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
vs
CHARLES HORVWALT

JUDGEMENT: \$148,147.78

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

ADDRESS: 108 WARREN STREET, BENTLEYVILLE, PA 15314
LOT: 040-027-00-00-0016-00

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 2017-907 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 MAY 5, 2023:

WELLS FARGO USA HOLDINGS INC. SUCCESSOR BY MERGER TO WELLS FARGO FINANCIAL PENNSYLVANIA INC.

vs
BENEDETTO DIMARIO

JUDGEMENT: \$45,424.44

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

ADDRESS: 612 EUCLID AVENUE, CANONSBURG, PA 15317
LOT: 090-016-00-01-0005-00

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-1241 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 MAY 5, 2023:

COMMUNITY LOAN SERVICING, LLC f/k/a BAYVIEW LOAN SERVICING, LLC
vs
SHELLY MARIE CRAMER

JUDGEMENT: \$60,397.77

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

ADDRESS: 321 MEADOW AVENUE, CHARLEROI, PA 15022

LOT: 160-023-00-02-0006-00

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 2022-2284 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 MAY 5, 2023:

U.S. BANK NATIONAL ASSOCIATION, ET AL

vs

**CAROLYN M. WASUCHNO, BARBARA A. BOLJA, MELISSA M. GASIOR, AND
JENNIFER L. WILLIAMS, ET AL**

JUDGEMENT: \$41,569.13

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

ADDRESS: 140 LOCUST STREET assessed as 140 LOCUST STREET MUSE, MUSE, PA 15350

LOT: 140-089-02-03-0035-00

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-2865 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 MAY 5, 2023:

BANK OF AMERICA, N.A.

vs

NICHOLE McNURLEN

JUDGEMENT: \$66,541.89

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

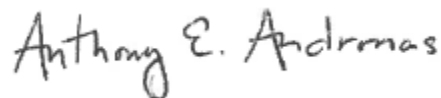
ADDRESS: 116 KUSCH ROAD, SCENERY HILL, PA 15360

LOT: 490-016-00-00-0009-00

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 2022-4089 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 MAY 5, 2023:

PNC BANK, NATIONAL ASSOCIATION

vs
LINDA L. MATTOZZI, RONALD M. DEAK, CAMERON M. DEAK & COLBY R. DEAK

JUDGEMENT: \$75,554.16

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

ADDRESS: 618 VENETIA ROAD, VENETIA, PA 15367
LOT 540-004-00-00-0029-00 & 540-004-00-00-0026-01 (2)

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 2022-4364 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 MAY 5, 2023:

MILL CITY MORTGAGE LOAN TRUST 2018-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE

vs

BRENDA DENISE LEAVINES, as Administratrix of the ESTATE OF HAROLD E. POLAND, JR., DECEASED

JUDGEMENT: \$61,197.63

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

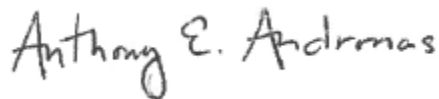
ADDRESS: 1426 SPENCER STREET, WASHINGTON, PA 15301

LOT: 120-013-01-02-0006-00

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 2022-4552 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 MAY 5, 2023:

PLANET HOME LENDING, LLC

vs

JOSHUA SCOTT WRIGHT

JUDGEMENT: \$142,404.02

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

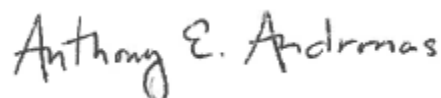
ADDRESS: 193 FRONT STREET, MILLSBORO, PA 15348

LOT: 260-006-00-02-0018-00

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 2022-4795 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 MAY 5, 2023:

UNION HOME MORTGAGE CORP.

vs

CHARLES KOZAKIEWICZ

JUDGEMENT: \$128,234.91

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

ADDRESS: 204 FANNIE STREET, MCDONALD, PA 15057

LOT: 470-013-00-04-0001-00

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.

BANKRUPTCY

Anthony E. Andronas

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2021-4844 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 MAY 5, 2023:

TRINITY FINANCIAL SERVICES LLC

vs

JASON DEBNAR AND WENDY DEBNAR

JUDGEMENT: \$34,096.59

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

ADDRESS: 1790 MAIN STREET, MARIANNA, PA 15345

LOT: 660-001-00-01-0009-00 & 660-001-00-01-0010-00 (2)

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-5195 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 MAY 5, 2023:

KEYBANK, NA, s/b/m First Niagara Bank, NA

vs

**DEAN LUSK, as Believed Heir and/or Administrator to the Estate of Maureen J. Lusk
AKA Maureen Lusk, ET AL**

JUDGEMENT: \$33,298.74

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

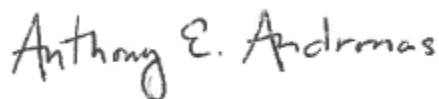
ADDRESS: 523 PLEASANT STREET, MONONGAHELA, PA 15063

LOT: 430-013-00-02-0018-00

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 2022-5585 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 MAY 5, 2023:

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

vs

J. CAMERON CARMICHAEL

JUDGEMENT: \$103,026.36

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

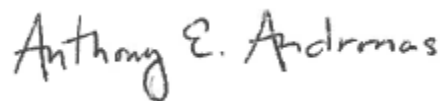
ADDRESS: 151 IOLA AVENUE, WASHINGTON, PA 15301

LOT: 510-003-04-03-0005-00

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 2022-6434 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 MAY 5, 2023:

PNC BANK, NATIONAL ASSOCIATION

vs

BRYAN MUSCAVITCH, as Administrator of the Estate of MARY ELLEN MUSCAVITCH, AKA MARY MUSCAVITCH, AKA MARY E. MUSCAVITCH

JUDGEMENT: \$51,599.38

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

ADDRESS: 2121 SANDY PLAINS ROAD, CLARKSVILLE, PA 15322

LOT: 260-004-00-00-0017-02

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-6631 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 MAY 5, 2023:

MIDFIRST BANK

vs

DENITRA L. TAYLOR, as Administratrix of the Estate of WILLIAM P. THOMAS,
AKA WILLIAM PATRICK THOMAS, AKA BILL THOMAS

JUDGEMENT: \$71,248.19

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

ADDRESS: 402 MEADOW AVENUE, CHARLEROI PA 15022
LOT: 160-017-00-03-0029-03

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 2022-6806 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 MAY 5, 2023:

WELLS FARGO BANK, National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-OPT1, Mortgage Pass-Through Certificates, Series 2005-OPT1

vs

JOSEPH A. SEKORA AND TRACI RENEE SEKORA

JUDGEMENT: \$126,544.81

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

ADDRESS: 355 MOORE ROAD, WASHINGTON, PA 15301

LOT: 590-012-00-00-0021-00

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

BANKRUPTCY

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-6823 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 MAY 5, 2023:

FREEDOM MORTGAGE CORPORATION
vs
FRANK D. GIBBONS

JUDGEMENT: \$101,080.84

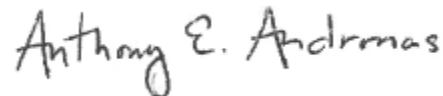
LOCATION: Commonwealth of Pennsylvania, Washington County, City of Monongahela;

ADDRESS: 424 OTIS STREET, MONONGAHELA, PA 15063
LOT: 440-026-00-02-0003-00

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 2022-6847 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 MAY 5, 2023:

PNC BANK, NATIONAL ASSOCIATION

vs

MICHAEL A. KAIRUSH AND SUZANNE MARIE SERRINO

JUDGEMENT: \$24,800.71

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

ADDRESS: 198 LATIMER AVENUE, AKA 100 LATIMER AVENUE, STRABANE, PA 15363

LOT: 520-015-02-11-0027-01

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 2022-7128 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 MAY 5, 2023:

PENNYMAC LOAN SERVICES, LLC

vs

DENNIS E. JENKINS AND KIMBERLY S. JENKINS

JUDGEMENT: \$91,777.20

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

ADDRESS: 405 CHERRY AVENUE, HOUSTON, PA 15342

LOT: 170-006-04-14-0011-00

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 2022-7227 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 MAY 5, 2023:

PENNSYLVANIA HOUSING FINANCE AGENCY

vs

MEGAN E. WARD, KENNETH M. WARD AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

JUDGEMENT: \$94,260.00

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

ADDRESS: 206 ROOSEVELT AVENUE, McDONALD, PA 15057

LOT: 140-001-01-00-0021-00

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 2011-7283 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 MAY 5, 2023:

BOROUGH OF CANONSBURG
vs
CAROLYN ELIZABETH DALZELL

JUDGEMENT: \$2,909.45

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

ADDRESS: 416 SOUTH CENTRAL AVENUE, CANONSBURG, PA 15317

LOT: 110-016-00-00-0010-00

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 2021-7398 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 MAY 5, 2023:

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

vs

CHRISTOPHER WHITE

JUDGEMENT: \$151,965.15

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

ADDRESS: 501 CHARTIERS AVENUE, CANONSBUIRG, PA

LOT: 090-015-00-03-0001-00

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 2022-7662 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 MAY 5, 2023:

PENNSYLVANIA HOUSING FINANCE AGENCY

vs

JESSICA M. KOONSE AND KEVIN W. KOONSE

JUDGEMENT: \$88,030.87

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

ADDRESS: 41 DINSMORE AVENUE, BURGETTSTOWN, PA 15021

LOT: 070-025-00-01-0008-00 & 070-025-00-01-0010-00 (2)

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 2022-7799 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 MAY 5, 2023:

WELLS FARGO BANK, N.A.

vs

JUSTIN E. PROTIN, INDIVIDUALLY and as Administrator of the Estate of MARGARET ANN MAGUIRE a/k/a MARGARET A. MAGUIRE, DECEASED

JUDGEMENT: \$162,294.77

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

ADDRESS: 1007 SIR ROBERT DRIVE, McDONALD, PA 15057
LOT: 140-006-16-00-0006-00

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