

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2018-749 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 ~~MAY 3, 2024~~:

PENNYMAC LOAN SERVICES, LLC

vs
ADAM SABOL

JUDGEMENT: \$97,357.19

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

ADDRESS: 1691 FOURTH STREET a/k/a 1691 4TH STREET, MONONGAHELA, PA 15063

TAX #: 130-006-01-00-0012-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: POWERS KARN, 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 2022-2022 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 ~~MAY 3, 2024~~:

WELLS FARGO BANK, N.A.

vs

KATHY ARMSTRONG IN HER CAPACITY AS HEIR OF CHAD E. ARMSTRONG,
DECEASED; ET AL

JUDGEMENT: \$62,709.55

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

ADDRESS: 960 BROAD STREET, WASHINGTON, PA 15301

TAX #: 789-016-00-01-0007-00

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-3248 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 MAY 3, 2024:**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, Not In Its Individual Capacity but
Solely as Trustee of Reliant Trust**

vs

**GREGORY B. MARSTELLER, Solely in His Capacity as Heir of D. BOYD
MARSTELLER, DECEASED, ET AL**

JUDGEMENT: \$137,439.24

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

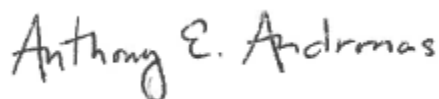
ADDRESS: 1215 MAIN STREET, BENTLEYVILLE, PA 15314

TAX #: 040-026-00-00-0005-00

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 2023-3450 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 **MAY 3, 2024:**

PENNYMAC LOAN SERVICES LLC

vs

MARISSA R. DUNN

JUDGEMENT: \$164,875.15

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

ADDRESS: 160 IOLA AVENUE, WASHINGTON, PA 15301

TAX #: 510-003-04-03-0015-00

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.

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Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-3501 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 ~~MAY 3, 2024~~:

PENNSYLVANIA HOUSING FINANCE AGENCY

vs

KENNETH D. MOORBY

JUDGEMENT: \$51,984.34

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

ADDRESS: 327 GRACE AVENUE, CANONSBURG, PA 15317

TAX #: 170-006-03-06-0013-01

IMPROVEMENTS: Residential Dwelling

ATTORNEY: WITTI LAW GROUP, INC., (412) 281-1725

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'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-3562 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 ~~MAY 3, 2024~~:

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNFMS TRUST III

vs

JEFFREY THOMAS, In His Capacity as Administrator and Heir of the Estate of DARLA S. THOMAS, Deceased Heir of NANCY ANN THOMAS, ET AL

JUDGEMENT: \$5,155.46

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

ADDRESS: 314 SOMERSET DRIVE, EIGHTY FOUR, PA 15330

TAX #: 580-005-00-00 0008-00

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.

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SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-3927 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 **MAY 3, 2024:**

**THE BANK OF NEW YORK MELLON FORMERLY KNOWN AS THE BANK OF
NEW YORK, ET AL**

vs

ALBERT RUSCHELL AND NAOMI RUSCHELL

JUDGEMENT: \$788,652.17

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

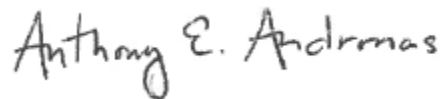
ADDRESS: 341 PARIS COLLIERS ROAD, BURGETTSTOWN, PA 15021

TAX #: 340-002-00-00-0006-00

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 2023-5008 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 **MAY 3, 2024:**

SPECIALIZED LOAN SERVICING LLC

vs

JOHNNA L. YEZESKI

JUDGEMENT: \$141,930.39

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

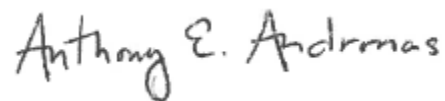
ADDRESS: 347 CLARK STREET, WASHINGTON, PA 15301

TAX #: 770-015-00-02-0022-00

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-5472 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 MAY 3, 2024:**

BANK OF AMERICA, N.A.

vs

MARI BETH GUIDO AND ALBERT GUIDO

JUDGEMENT: \$106,975.18

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

ADDRESS: 23 DYNAMITE ROAD, WASHINGTON, PA 15301

TAX #: 490-010-00-00-0003-00 & 020-011-00-00-0010-04 (2)

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.

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Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-5991 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 ~~MAY 3, 2024~~:

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

vs

CODY D. PHILLIPS AND LAUREN M. PHILLIPS

JUDGEMENT: \$209,896.06

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

ADDRESS: 389 RURAL VALLEY ROAD, CLAYSVILLE, PA 15323

TAX #: 060-002-00-00-0008-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PARKER MCCAY P.A., (856) 810-5815

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 2023-6824 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 **MAY 3, 2024:**

PENNYMAC LOAN SERVICES LLC

vs

ELIZABETH J. LAUER

JUDGEMENT: \$78,019.89

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

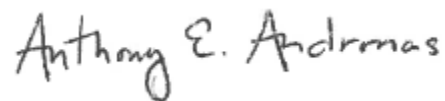
ADDRESS: 226 WAYNE STREET, CLAYSVILLE, PA 15323

TAX #: 180-007-00-03-0007-00

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 2023-7327 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 MAY 3, 2024:**

FREEDOM MORTGAGE CORPORATION

vs
WILLIAM D. AVOLIO

JUDGEMENT: \$164,179.33

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

ADDRESS: 255 HILLCREST DRIVE, CALIFORNIA, PA 15419

TAX# 080-020-00-04-0004-00

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

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Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2007-8240 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 MAY 3, 2024:**

CHICAGO TITLE INSURANCE COMPANY

vs

ROSE CONTE, SALVATORE CONTE, AND MICHELLE CONTE

JUDGEMENT: \$326,000.00

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

ADDRESS: 1157 BAYBERRY DRIVE, CANONSBURG, PA 15317

TAX #: 520-013-27-08-0012-01

IMPROVEMENTS: Residential Dwelling

ATTORNEY: WONG FLEMING, P.C., (609) 951-9520

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