

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2025-398 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 ~~NOV~~ 7, 2025:

**LONGBRIDGE FINANCIAL, LLC**

vs

**AMANDA WEISSERT A/K/A AMANDA MANKO, In Her Capacity as Heir of  
PATRICIA USHER, ET AL**

JUDGEMENT: \$94,470.22

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

ADDRESS: 206 CHESTNUT STREET, STOCKDALE, PA 15483

TAX #: 620-004-00-01-0005-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: RASCITRON 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 2025-434 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 ~~NOV~~ 7, 2025:

**PENNYMAC LOAN SERVICES LLC**

vs

**JOHNATHAN R. WOODHOUSE**

JUDGEMENT: \$163,923.89

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

ADDRESS: 103 CROSSRIDGE ROAD, CHARLEROI PA 15022

TAX# 320-010-02-02-0037-00 & 320-010-02-02-0037-01 (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 2025-570 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 **NOV 7, 2025:**

**THE HUNTINGTON NATIONAL BANK**

vs

**JOSEPH SANPIETRO AKA JOSEPH CHARLES SANPIETRO, as Administrator of  
the Estate of ~~DEBORAH J. SMILEY~~**

JUDGEMENT: \$84,793.55

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

ADDRESS: 600 GIFFIN AVENUE, CANONSBURG, PA 15317

TAX #: 090-008-00-02-0027-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: THE MANLEY LAW FIRM 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 2025-914 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 **NOV 7, 2025:**

**U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL**

**vs**

**LYNETTE C. THOMAS AND MICHAEL A. THOMAS**

JUDGEMENT: \$90,180.31

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

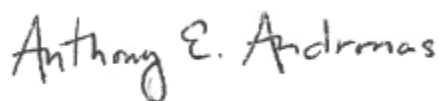
ADDRESS: 42 PENNSYLVANIA AVENUE, CALIFORNIA, PA 15419

TAX #: 080-020-00-06-0007-00

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 2025-1136 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 **NOV 7, 2025:**

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING**

**vs**

**CARLOS SAMUEL TORRES, as believed Heir and/or Administrator to the Estate of  
SAMUEL E. TORRES, ET AL**

JUDGEMENT: \$43,262.58

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

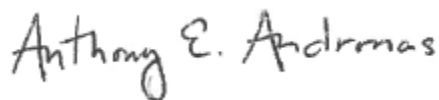
ADDRESS: 209 SOUTH JEFFERSON AVENUE, CANONSBURG, PA 15317

TAX #: 110-018-00-03-0018-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: THE MANLEY LAW FIRM 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 2025-1454 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 **NOV 7, 2025:**

**NATIONSTAR MORTGAGE, LLC**

**vs**

**JOSEPH SANPIETRO, In His Capacity as Heir of DEBORAH J. SMILEY, ET AL**

JUDGEMENT: \$61,415.89

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

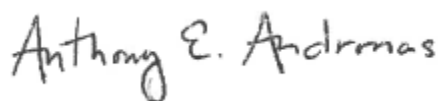
ADDRESS: 613 DUQUESNE AVENUE, CANONSBURG, PA 15317

TAX #: 090-016-00-01-0026-00 & 090-016-00-01-0025-00 (2)

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 2025-2176 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 **NOV 7, 2025:**

**MCLP ASSET COMPANY, INC.**

**vs**

**CAROLYN CELANI**

JUDGEMENT: \$142,177.80

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

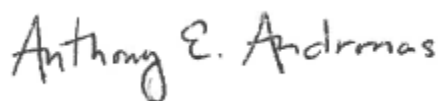
ADDRESS: 130 WOODLAND AVENUE, WASHINGTON, PA 15301

TAX #: 770-030-00-02-0006-00

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  
Sheriff, Washington County

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2025-2318 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 **NOV 7, 2025:**

**SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG,  
PENNSYLVANIA**

**vs**

**TROY STEELE AND UNITED STATES OF AMERICA, INTERNAL REVENUE  
SERVICE**

JUDGEMENT: \$50,211.92

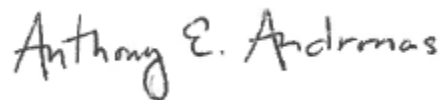
LOCATION: Commonwealth of Pennsylvania, Washington County, City of Washington;

ADDRESS: 138 HALL AVENUE, WASHINGTON, PA 15301  
TAX #: 720-010-00-01-0011-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: GREENLEE DERRICO POSA, LLC, (724) 225-7660

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 2025-2438 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 ~~NOV~~ 7, 2025:

**DEUTSCHE BANK NATIONAL TRUST COMPANY**

**vs**

**KELLI L. STRAUSS A/K/A KELLI STRAUSS A/K/A KELLI L. ACKLEY A/K/A  
KELLI SAGER**

JUDGEMENT: \$44,917.57

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

ADDRESS: 732 7TH STREET, MARIANNA, PA 15345

TAX #: 400-018-00-00-0003-00

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*

Anthony E. Andronas  
Sheriff, Washington County

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2025-2755 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 **NOV 7, 2025**:

**LAKEVIEW LOAN SERVICING LLC**

vs

**PAUL A. DIXON**

JUDGEMENT: \$95,139.43

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

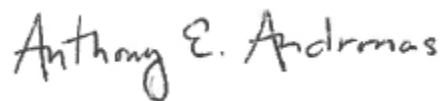
ADDRESS: 699 GREEN STREET, CALIFORNIA, PA 15419

TAX #: 080-018-00-06-0013-00

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 2016-3018 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 **NOV 7, 2025:**

**WASHINGTON SCHOOL DISTRICT**

**vs**

**GILES INVEST, L.L.C.**

JUDGEMENT: \$2,150.65

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

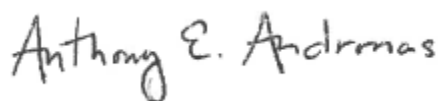
ADDRESS: 30 OREGON STREET, WASHINGTON, PA 15301

TAX #: 710-009-00-03-0013-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PORTNOFF LAW ASSOCIATES, LTD, (866) 720-9748

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 2025-3522 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.realestateclose.com> unless otherwise published. This public sale will be held at ~~10:00 A.M.~~ on ~~NOV 7, 2025:~~

**PENNYMAC LOAN SERVICES LLC**

**vs**

**RICHARD ELWOOD GRAY, JR. AND KIMBERLY L. RENZ a/k/a KIMBERLY GRAY**

JUDGEMENT: \$84,763.81

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

ADDRESS: 154 FORD STREET, WASHINGTON, PA 15301

TAX #: 129-011-11-06-0007-00

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*

Anthony E. Andronas  
Sheriff, Washington County

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-4472 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 NOV 7, 2025:**

**MICHAEL R. McCAULEY AND DARLA J. McCAULEY**

**vs**

**KRYS WEBSTER**

JUDGEMENT: \$62,430.17

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

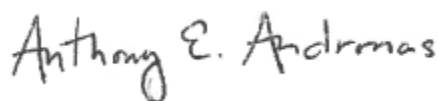
ADDRESS: 307 CHESTNUT RIDGE ROAD, WASHINGTON, PA 15301

TAX #: 020-011-00-00-0007-01

IMPROVEMENTS: Residential Dwelling

ATTORNEY: BASSI, VREELAND & ASSOCIATES, P.C., (724) 483-5502

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 2024-5346 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 **NOV 7, 2025**:

**MORTGAGE ASSETS MANAGEMENT LLC f/k/a Reverse Mortgage Solutions, Inc.**

**vs**

**BONNIE PIZER, Solely in Her Capacity as known Heir for ELIZABETH J. PIZER,  
Deceased, ET AL**

JUDGEMENT: \$288,062.10

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

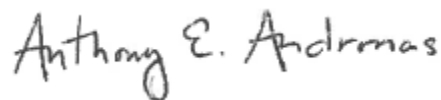
ADDRESS: 163 POPLAR ROAD, AVELLA, PA 15312

TAX #: 350-002-00-00-0011-00

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 2021-5568 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 **NOV 7, 2025:**

**WASHINGTON SCHOOL DISTRICT**

**vs**

**EZ RENTALS, L.L.C.**

JUDGEMENT: \$3,137.03

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

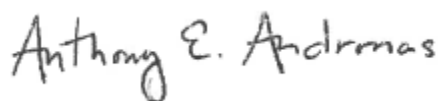
ADDRESS: 271 LOCUST AVENUE, WASHINGTON, PA 15301

TAX #: 760-019-00-02-0007-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PORTNOFF LAW ASSOCIATES, LTD, (866) 720-9748

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 2024-7501 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 ~~NOV~~ 7, 2025:

**EQUITY PRIME MORTGAGE LLC**

**vs**

**PAIGE R. JOHNS AND WILLIAM MICHAEL SKARIOT**

JUDGEMENT: \$130,177.11

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

ADDRESS: 56 WHEATLEY ROAD, CHARLEROI, PA 15022

TAX# 320-010-00-00-0064-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: McCALLA RAYMER LEIBERT PIERCE, LLP, (445) 207-4041

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