

# SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-791 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 ~~OCT 4, 2024~~:

**DEUTSCHE BANK NATIONAL TRUST COMPANY, ET AL**

vs

**JENNIFER COLDITZ A/K/A JENNIFER L. COLDITZ AND DONOVAN PICCOLO**

JUDGEMENT: \$72,708.41

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

ADDRESS: 39 FRONT STREET, MONONGAHELA, PA 15063

TAX# 130-005-02-00-0004-00

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 2024-1309 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 OCT 4, 2024:**

**DEUTSCHE BANK NATIONAL TRUST COMPANY**

**vs**

**THE UNKNOWN HEIRS, Trustees and Representatives of the BLAIR J. CARPENTER and DONNA J. CARPENTER Revocable Living Trust, ET AL**

JUDGEMENT: \$62,394.02

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

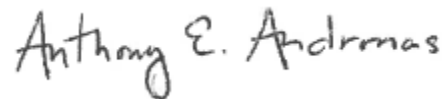
ADDRESS: 309 DEWEY AVENUE, WASHINGTON, PA 15301

TAX #: 750-004-00-00-0008-02

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 2024-2181 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 OCT 4, 2024:

**FREEDOM MORTGAGE CORPORATION**

vs

**ANDREW P. FAWCETT**

JUDGEMENT: \$146,027.77

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

ADDRESS: 129 CHESTNUT STREET, BEALLSVILLE, PA 15313

TAX #: 030-008-00-02-0002-02

IMPROVEMENTS: Residential Dwelling

ATTORNEY: ORLAND ASSOCIATES PC, 248-502-1400

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 2024-2754 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 ~~OCT 4, 2024~~:

**MORTGAGE ASSETS MANAGEMENT LLC**

vs  
**SONIA BAILEY**

JUDGEMENT: \$95,298.67

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

ADDRESS: 209 LINN AVENUE, WASHINGTON, PA 15301

TAX #: 760-004-00-01-0010-00

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 2022-3180 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 **OCT 4, 2024**:

**WILMINGTON SAVINGS FUND SOCIETY, FSB**

vs

**LANA L. BOGO AND RICHARD J. BOGO AND RONDA L. BOGO**

JUDGEMENT: \$77,455.60

LOCATION: Commonwealth of Pennsylvania, Washington County, Independence Twp;

ADDRESS: 43 MORNINGSIDE DRIVE, AVELLA, PA 15312

TAX #: 370-003-05-02-0017-00

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

# SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-3605 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 ~~OCT 4, 2024~~:

U.S. BANK NATIONAL ASSOCIATION, ET AL

vs  
SEAN P. MOLLENAUER, Solely in His Capacity as known heir of Herbert C. Mollenauer, deceased, ET AL

JUDGEMENT: \$92,599.87

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

ADDRESS: 221 BELMONT AVENUE, CANONSBURG, PA 15317

TAX #: 100-010-00-01-0004-00

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

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-4817 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 OCT 4, 2024:**

**MIDFIRST BANK**

vs

**MATTHEW P. KHANOLKAR**

JUDGEMENT: \$121,034.92

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

ADDRESS: 333 FORREST AVENUE, HOUSTON, PA 15342

TAX #: 170-016-05-03-0015-00

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 2023-5332 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 **OCT 4, 2024**:

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

vs

**WILLIAM H. JOHNSTON, JR. IN HIS CAPACITY AS HEIR OF WILLIAM H. JOHNSTON, ET AL**

JUDGEMENT: \$10,604.68

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

ADDRESS: 64 VALLEY ROAD, EIGHTY FOUR, PA 15330  
TAX #/ 580-001-01-01-0009-00 & 580-001-01-01-0022-00 (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*

Anthony E. Andronas  
Sheriff, Washington County



# SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-7218 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 **OCT 4, 2024**:

**THE BANK OF NEW YORK MELLON, ET AL**

vs

**ROSALIE GAUGHAN, A/K/A ROSALIE GAUGHN; JOHN S. DINO, III; PATRICIA DINO**

JUDGEMENT: \$83,290.75

LOCATION: Commonwealth of Pennsylvania, Washington County, Mount Pleasant Twp;

ADDRESS: 261 MCCARRELL ROAD, HICKORY, PA 15340

TAX #: 460-004-00-00-0026-02

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 2022-7494 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 **OCT 4, 2024**:

**U.S. BANK NATIONAL ASSOCIATION**

vs

**WILLIAM G. DICKS II A/K/A WILLIAM DICKS; CHARLYNNE A. DICKS A/K/A CHARLYNNE DICKS**

JUDGEMENT: \$59,909.13

LOCATION: Commonwealth of Pennsylvania, Washington County, West Brownsville Boro;

ADDRESS: 509 ADAMS AVENUE, BROWNSVILLE, PA 15417

TAX #: 675-019-00-03-0009-00 & 675-019-00-03-0010-00 (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*

Anthony E. Andronas  
Sheriff, Washington County