

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2017-131 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 3, 2025**:

U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL

vs

FRANK K. THOMAS

JUDGEMENT: \$210,977.61

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

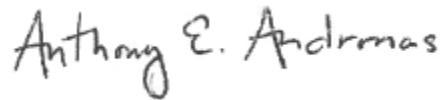
ADDRESS: 105 MAJESTIC DRIVE, CANONSBURG, PA 15317

TAX #: 140-009-14-00-0041-00 & 140-009-03-01-0011-02 (2)

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PINCUS LAW GROUP PLLC, (516) 699-8902

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 2025-183 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 3, 2025:**

U.S. BANK TRUST NATIONAL ASSOCIATION, as Trustee of BMCF-EG SERIES II TRUST

vs

SETH N. GRAY AND STACEY GRAY

JUDGEMENT: \$78,558.25

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

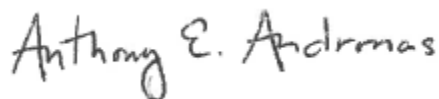
ADDRESS: 411 CORWIN STREET, ROSCOE, PA 15477

TAX #: 560-004-00-04-0013-0

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 2025-231 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 3, 2025:**

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, ET AL

vs

TIMOTHY SMITH, In His Capacity as Heir of DONNA M. SMITH A/K/A DONNA SMITH, DECEASED, ET AL

JUDGEMENT: \$61,262.48

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

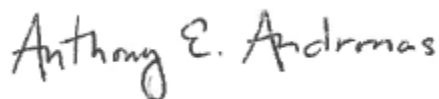
ADDRESS: 551 JOFFRE BULGER ROAD, JOFFRE, PA 15033

TAX #: 570-011-01-04-0007-00

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2025-373 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 3, 2025:**

MIDFIRST BANK
vs
NATHAN PAUL MAYERNIK

JUDGEMENT: \$114,852.29

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

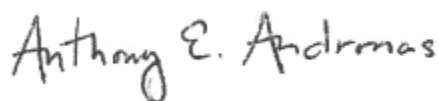
ADDRESS: 504 MARNE AVENUE, MONONGAHELA, PA 15063

TAX #: 440-008-00-04-0003-00

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 2025-597 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 3, 2025:**

MID PENN BANK
vs
NORTH MAIN PLAZA ASSOCIATES, L.P.

JUDGEMENT: \$1,714,751.51

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

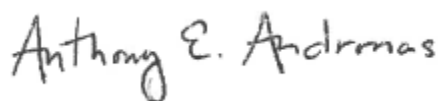
ADDRESS: 167 NORTH MAIN STREET, WASHINGTON, PA 15301

TAX #: 720-004-00-00-0017-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: BARLEY SNYDER, (717) 299-5201

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 2025-1784 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 3, 2025:**

CITIZENS BANK, N.A. S/B/M to CITIZENS BANK OF PENNSYLVANIA

vs

DIANE C. BETTS a/k/a DIANE C. GAYMAN

JUDGEMENT: \$86,791.49

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

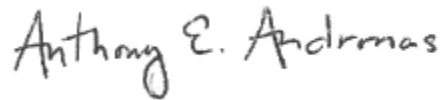
ADDRESS: 2189 DUNN STATION ROAD, PROSPERITY, PA 15329

TAX #: 450-020-00-00-0018-00

IMPROVEMENTS: Residential Dwelling

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

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 2025-1829 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 3, 2025:**

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

vs

JON R. GENDT

JUDGEMENT: \$215,255.61

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

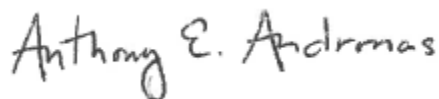
ADDRESS: 65 FERNWOOD STREET A/K/A 65 FERNWOOD DRIVE, WASHINGTON, PA 15301

TAX #: 600-006-07-05-0007-00

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 2025-2001 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 3, 2025:**

FREEDOM MORTGAGE CORPORATION

vs

MICHAEL CHRISTOPHER ALTMYER

JUDGEMENT: \$126,412.32

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

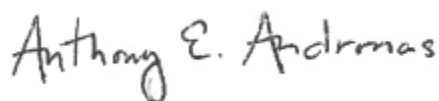
ADDRESS: 235 REED AVENUE a/k/a 235 REED STREET, HOUSTON, PA 15342

TAX #: 360-010-00-02-0002-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: ORLANS 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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-3879 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 3, 2025:**

THE HUNTINGTON NATIONAL BANK

vs

CHARLES WILLIAM ROBERTS AND MICHELLE WESTBROOK

JUDGEMENT: \$126,498.43

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

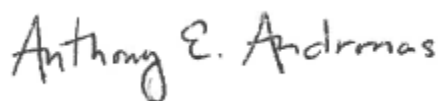
ADDRESS: 1905 PARK AVENUE, WASHINGTON, PA 15301

TAX #: 510-001-01-02-0005-00

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.



Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-4314 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 3, 2025:**

GEORGETOWN ESTATES HOMEOWNERS ASSOCIATION

vs

THOMAS A. KUNOVIC

JUDGEMENT: \$5,322.07

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

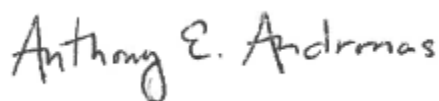
ADDRESS: 1426 YORKTOWNE DRIVE, LAWRENCE, PA 15055

TAX #: 140-012-17-00-0007-00D

IMPROVEMENTS: Residential Dwelling

ATTORNEY: BRANDT, MILNES & REA, (412) 255-6500

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 2024-5172 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 3, 2025:**

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

vs

KAITLIN ANN BRIGGS AND SCOTT BRIGGS, II

JUDGEMENT: \$107,676.57

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

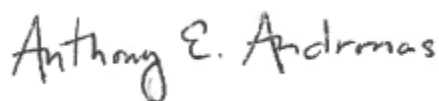
ADDRESS: 440 BUENA VISTA STREET, WASHINGTON, PA 15301

TAX #: 120-011-17-00-0008-00

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 2024-5985 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 3, 2025:**

THE BANK OF NEW YORK MELLON, ET AL

vs

JEFFREY L. O'KORN A/K/A JEFFREY O'KORN A/K/A JEFFREY L. OKORN

JUDGEMENT: \$58,642.83

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

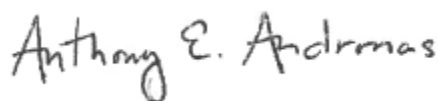
ADDRESS: 7 SHORT AVENUE, WASHINGTON, PA 15301

TAX #: 170-018-01-05-0002-00

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 2024-8053 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 3, 2025:**

WELLS FARGO BANK, N.A.

vs

MICHAEL SHONTS A/K/A MICHAEL A. SHONTS

JUDGEMENT: \$26,455.86

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

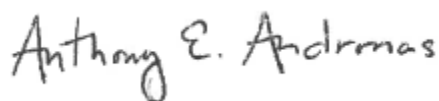
ADDRESS: 1025 PIKE RUN DRIVE, COAL CENTER, PA 15423

TAX #: 080-037-00-01-0013-00

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 2024-8686 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 3, 2025:**

FEDERAL HOME LOAN MORTGAGE CORPORATION, ET AL

vs

LISA A. WHITE

JUDGEMENT: \$120,389.77

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

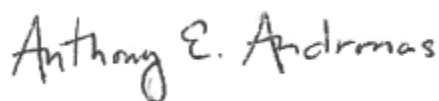
ADDRESS: 444 FRANKLIN FARMS ROAD, WASHINGTON, PA 15301

TAX #: 510-002-14-03-0011-00

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.

A handwritten signature in black ink that reads "Anthony E. Andronas". The signature is written in a cursive, slightly slanted style.

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-8727 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 3, 2025:**

PNC BANK, NATIONAL ASSOCIATION

vs

**MARY LOUISE KLEMENCIC, In Her Capacity as Administrator and Heir of the
Estate of THOMAS E. MOSTERT, Deceased**

JUDGEMENT: \$75,009.40

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

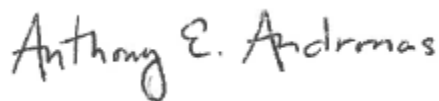
ADDRESS: 761 ROUTE 18, BURGETTSTOWN, PA 15021

TAX #: 340-010-01-00-0008-00

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
Sheriff, Washington County