

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-53 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 SEP 8, 2023:

U.S. BANK TRUST NATIONAL ASSOCIATION, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust

vs

DENNIS J. WILLIAMS AND THE UNITED STATES OF AMERICA

JUDGEMENT: \$294,870.41

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

ADDRESS: 112 MAWHINNEY ROAD, CECIL, PA, 15321

TAX #: 140-007-00-00-0052-01

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 2019-736 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 SEP 8, 2023:

TRUIST BANK
vs
SHELBY T. TONTI

JUDGEMENT: \$168,852.97

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

ADDRESS: 13 EBERLE ROAD, HICKORY, PA 15340

TAX #: 460-003-00-00-0019-00

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-878 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 SEP 8, 2023:

CITIZENS BANK, N.A., S/B/M TO CITIZENS BANK OF PENNSYLVANIA
VS
KAREN I. THOMPSON

JUDGEMENT: \$35,547.18

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

ADDRESS: 395 WILBERT AVENUE, WASHINGTON, PA 15301

TAX #: 600-004-01-02-0010-00

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-905 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 SEP 8, 2023:**

SANTANDER BANK, N.A.

vs

TAMI J. ELEWSKI-ILER

JUDGEMENT: \$97,874.28

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

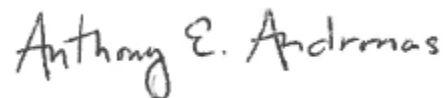
ADDRESS: 123 GREENWOOD DRIVE, CANONSBURG, PA 15317

TAX #: 520-013-06-02-0007-00

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 2023-1020 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 SEP 8, 2023:

FEDERAL HOME LOAN MORTGAGE CORPORATION, ET AL

vs

DEBORAH PAINTER, In Her Capacity as Administratrix and Heir to the ESTATE OF KENNETH PAINTER, DECEASED

JUDGEMENT: \$33,424.94

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

ADDRESS: 54 VAN VOORHIS LANE, VAN VOORHIS, PA 15366

TAX #: 320-005-01-04-0019-00

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 2023-1049 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 SEP 8, 2023:

U.S. BANK NATIONAL ASSOCIATION, as Trustee for American General Mortgage Loan Trust 2009-1, ET AL,

vs
BRIAN CHALFONT, Known Heir of WILLIAM T. CHALFONT, DECEASED, ET AL

JUDGEMENT: \$104,402.66

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

ADDRESS: 284 SCOTT LANE, VENETIA, PA 15367

TAX #: 540-002-00-00-0040-34C

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 2023-1188 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 SEP 8, 2023:

**PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO
NATIONAL CITY BANK**

**vs
CHARLES B. GUPTON AND KELLY A. GUPTON**

JUDGEMENT: \$98,849.48

LOCATION: Commonwealth of Pennsylvania, Washington County, Nottingham Township

ADDRESS: 5 MOUNTTOWN ROAD, EIGHTY FOUR, PA 15330

TAX #: 530-002-00-00-0024-01

IMPROVEMENTS: Residential Dwelling

ATTORNEY: TUCKER ARENSBERG, P.C., (412) 566-1212

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 2023-1210 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 SEP 8, 2023:

DEUTSCHE BANK TRUST COMPANY AMERICAS, ET AL

vs

JEFFREY P. JONES

JUDGEMENT: \$60,797.76

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

ADDRESS: 190 ARDEN ROAD A/K/A 190 ARDEN MINES ROAD, WASHINGTON, PA 15301

TAX #: 170-018-00-00-0016-05

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 2022-1428 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 SEP 8, 2023:

THE BANK OF NEW YORK MELLON, ET AL

vs

RANDIE YOWONSKE, Solely in His Capacity as Heir of FRED YOWONSKE, DECEASED, ET AL

JUDGEMENT: \$69,621.79

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

ADDRESS: 178 NORTH AVENUE, CHARLEROI, PA 15022

TAX# 630-018-00-00-0001-00

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 2022-4079 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 SEP 8, 2023:

PNC BANK, NATIONAL ASSOCIATION

vs

MELISSA WHITESKUNK AND JACOB DANIEL WHITESKUNK

JUDGEMENT: \$267,920.05

LOCATION: Commonwealth of Pennsylvania, Washington County, California Borough (Formerly East Pike Run Twp);

ADDRESS: 417 WEST MALDEN DRIVE, COAL CENTER, PA 15423

TAX# 080-050-00-00-0005-01

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 2022-4224 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 SEP 8, 2023:

U.S. BANK NATIONAL ASSOCIATION, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2013-G-CTT

vs
FRED N. MILLER AND KINSEY L. DEAN

JUDGEMENT: \$145,474.78

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

ADDRESS: 9 CORT STREET, WASHINGTON, PA 15301

TAX #: 770-005-00-02-0007-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: RICHARD M. SQUIRE & ASSOCIATES, LLC, (215) 886-8790

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 2012-4447 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 SEP 8, 2023.

LEGACY MORTGAGE ASSET TRUST 2019-GS7

vs

ANGELA M. SLUSARCZYK

JUDGEMENT: \$49,180.33

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

ADDRESS: 400 ADAMS AVENUE, BROWNSVILLE, PA 15417

TAX #: 675-019-00-01-6017-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PINCUS LAW GROUP PLLC, (484) 575-2201

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 2022-6057 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 SEP 8, 2023:

**PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO
NATIONAL CITY BANK**

vs

**JOSEPH L. ROZANC, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF
JOSEPH L. ROZANC AKA JOSEPH L. ROZANC, III**

JUDGEMENT: \$23,401.19

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

ADDRESS: 647 LONGVUE DRIVE, HOUSTON, PA 15342

TAX #: 170-016-09-04-0019-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: TUCKER ARENSBERG, P.C., (412) 566-1212

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 2022-6154 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 SEP 8, 2023:

**U.S. BANK NATIONAL ASSOCIATION, as Indenture Trustee for the CIM Trust
2019-R3 Mortgage-Backed Notes, Series 2019-R3**

vs

**MARK JOSEPH RUDY, a/k/a MARK RUDY, Administrator of the ESTATE OF
ANDREW H. RUDY a/k/a ANDREW HARRY RUDY, DECEASED**

JUDGEMENT: \$89,896.49

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

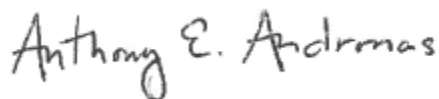
ADDRESS: 2798 ROUTE 136, EIGHTY FOUR, PA 15330

TAX #: 580-008-01-01-0004-00

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-6466 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 SEP 8, 2023:

FIRST NATIONAL BANK OF PENNSYLVANIA

vs

MARY E. MOROSETTI

JUDGEMENT: \$171,399.35

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

ADDRESS: 6040 STATE ROUTE 88, FINLEYVILLE, PA 15332

TAX #: 640-003-01-01-0020-03

IMPROVEMENTS: Residential Dwelling

ATTORNEY: GREVEN & BIRSIC, P.C., (412) 281-7650

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 2022-6774 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 SEP 8, 2023:

SANTANDER BANK, N.A.

vs

PETER MOLDOVAN, III AND JENNIFER MOLDOVAN

JUDGEMENT: \$87,367.45

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

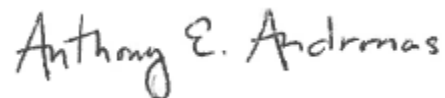
ADDRESS: 358 TWIN BRIDGES ROAD, CHARLEROI, PA 15022

TAX #: 320-009-00-00-0021-00

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 2022-6800 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 SEP 8, 2023:

**TOWD POINT MORTGAGE TRUST 2015-2, U.S. BANK NATIONAL
ASSOCIATION AS INDENTURE TRUSTEE**

vs

ROBERT M. RICE AND RYANNE J. BEGLIN A/K/A RYANNE J. RICE

JUDGEMENT: \$58,514.55

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

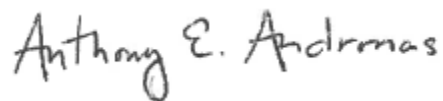
ADDRESS: 2432 SANDY PLAINS ROAD, CLARKSVILLE, PA 15322

TAX #: 260-004-02-06-0009-00 & 260-004-02-06-0007-01 (2)

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 2021-7495 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 SEP 8, 2023:

FLEXOSPAN STEEL BUILDINGS, INC.

vs

McCLURE CONSTRUCTION CO., LLC

JUDGEMENT: \$1,409,239.42

LOCATION: Commonwealth of Pennsylvania, Washington County Peters Township;

ADDRESS: 110 MOORE DRIVE, McMURRAY, PA 15317

TAX #: 540-011-03-02-0009-01 & 540-011-03-02-0009-02 (2)

IMPROVEMENTS: Residential Dwelling

ATTORNEY: KNOX MCLAUGHLIN GORNALL & SENNETT, P.C., (814) 459-2800

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 2022-8138 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 SEP 8, 2023:

PENNYMAC LOAN SERVICES LLC

vs

SELINA M. LITTELL a/k/a SELINA LITTELL, As Executrix of the ESTATE OF RICHARD MITCHELL a/k/a RICHARD ARLEN MITCHELL, III, DECEASED

JUDGEMENT: \$306,850.43

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

ADDRESS: 384 JUSTABOUT ROAD, VENETIA, PA 15367

TAX #: 540-006-00-00-0038-00

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

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-8987 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 SEP 8, 2023:

DLJ MORTGAGE CAPITAL INC

vs

JOSEPH DANIEL KUDLAC

JUDGEMENT: \$86,320.08

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

ADDRESS: 43 CHERRY STREET, ELLSWORTH, PA 15331

TAX #: 040-007-00-00-0004-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: KML LAW GROUP, P.C., (215) 627-1322 2023-1020

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