

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-409 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 SEPTEMBER 6, 2024:**

THE HUNTINGTON NATIONAL BANK

vs

RICHARD E. BELUSCAK

JUDGEMENT: \$54,016.81

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

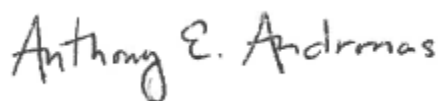
ADDRESS: 9 SHORT STREET, ELRAMA, PA 15038

TAX #: 640-007-04-01-0005-01 & 640-007-04-01-0006-01 (2)

IMPROVEMENTS: Residential Dwelling

ATTORNEY: McCABE, WEISBERG & CONWAY, LLC, (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 2024-553 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 **SEPTEMBER 6, 2024:**

STRUCTURAL STEEL AND PLATE FABRICATION COMPANY

vs

HENRY F. TEICHMANN, INC.

JUDGEMENT: \$373,968.41

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

ADDRESS: 3009 WASHINGTON ROAD, McMURRAY, PA 15317
3015 WASHINGTON ROAD, McMURRAY, PA 15317

TAX #: 540-003-05-01-0023-00, 540-003-05-01-0026-00, 540-003-05-01-0028-00, 540-003-05-01-0030-00, 540-003-05-01-0031-00 (5)

IMPROVEMENTS: Residential Dwelling

ATTORNEY: FLAHERTY FARDO ROGEL & AMICK, LLC, 412-802-6666

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 2024-557 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 SEPTEMBER 6, 2024:**

KEYBANK N.A. S/B/M FIRST NIAGARA BANK, N.A.

vs

**LANE M. TURTURICE, ESQUIRE, In His Capacity as Executor of the ESTATE OF
KEVIN M. HOLT**

JUDGEMENT: \$17,963.69

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

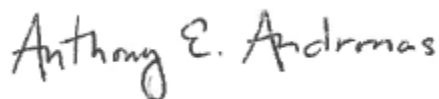
ADDRESS: 190 DOGWOOD STREET, WESTLAND, PA 15378

TAX #: 460-009-01-02-0012-00

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 2024-728 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 SEPTEMBER 6, 2024:**

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

vs

**MATHEW J. OLSON, as Co-Administrator of the Estate of ROGER K. OLSON
A/K/A ROGER KEITH OLSON, DECEASED, ET AL**

JUDGEMENT: \$60,482.47

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

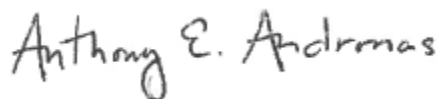
ADDRESS: 78 HAWKINS STREET, WASHINGTON, PA 15301

TAX #: 120-011-11-02-0013-00

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 2023-909 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 SEPTEMBER 6, 2024:**

U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL

vs

JANET BULKO, Individually, and In Her Capacity as Administratrix and Heir of the Estate of CLARA L. BULKO A/K/A CLARA V. BULKO, ET AL

JUDGEMENT: \$71,520.30

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

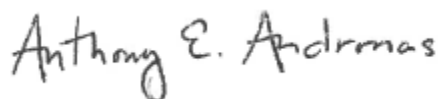
ADDRESS: 767 McKEAN AVENUE, DONORA, PA 15033

TAX #: 240-013-00-03-0015-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC,
(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 2024-962 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 **SEPTEMBER 6, 2024:**

U.S. BANK NATIONAL ASSOCIATION, ET AL

vs

BRIAN J. REHMAN AND JAMIE L. REHMAN a/k/a ABBY

JUDGEMENT: \$39,416.32

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

ADDRESS: 8 ZISKIND ROAD, FREDERICKTOWN, PA 15333

TAX # 260-001-01-00-0047-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: VITTI 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.

Anthony E. Andronas

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-1020 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 **SEPTEMBER 6, 2024**:

FEDERAL HOME LOAN MORTGAGE CORPORATION

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: 52 VAN VOORHIS LANE, VAN VOORHIS, PA 15366

TAX #: 320-005-01-04-0020-00 & 320-005-01-04-0019-00 (2)

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. 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 SEPTEMBER 6, 2024:**

U.S. BANK NATIONAL ASSOCIATION, ET AL

vs

BRIAN CHALFONT, known Heir of WILLIAM T. CHALFONT, DECEASED, ET AL

JUDGEMENT: \$117,068.45

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

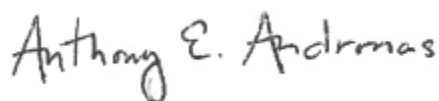
ADDRESS: 284 SCOTT LANE, VENETIA, PA 15367

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-1126 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 **SEPTEMBER 6, 2024**:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs

TERRY WRUBLESKI AND TREASA WRUBLESKI

JUDGEMENT: \$40,823.12

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

ADDRESS: 5 WILLIAM STREET, WASHINGTON, PA 15301

TAX# 120-011-11-08-0003-00

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-1543 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 ~~SEPTEMBER 6, 2024~~:

U.S. BANK NATIONAL ASSOCIATION, ET AL

vs

**ALISON J. GREGG a/k/a ALLISON J. GREGG and EMILY McCONNELL,
Administratrix of the Estate of Robert J. Gregg, Deceased**

JUDGEMENT: \$117,643.53

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

ADDRESS: 1059 SOUTH MAIN STREET, WASHINGTON, PA 15301

TAX #: 510-003-10-00-0003-00

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-1669 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 ~~SEPTEMBER 6, 2024~~:

LEGACY MORTGAGE ASSET TRUST 2020-GS2

**vs
GERTRUDE CURZON**

JUDGEMENT: \$69,048.70

LOCATION: Commonwealth of Pennsylvania, Washington County, Long Branch Borough;

ADDRESS: 69 HONOR STREET, COAL CENTER, PA 15423

TAX# 390-002-00-00-0015-01

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 2009-1898 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 **SEPTEMBER 6, 2024**:

WASHINGTON SCHOOL DISTRICT

vs

DAVID A. GRUDL AND DANIEL E. GRUDL

JUDGEMENT: \$23,398.98

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

ADDRESS: 630 GLENN STREET, WASHINGTON, PA 15301

TAX# 770-023-00-04-0001-00, 770-023-00-04-0002-00, 770-023-00-04-0003-00 (3)

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-1945 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 SEPTEMBER 6, 2024:**

LEGACY MORTGAGE ASSET TRUST 2021-GS1

vs

EDWARD J. ROSENSTEEL, As Administrator of the Estate of ELIZABETH MARY ROSENSTEEL a/k/a ELIZABETH M. ROSENSTEEL, DECEASED

JUDGEMENT: \$22,473.49

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

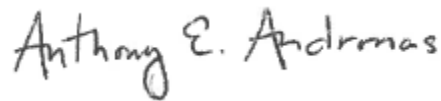
ADDRESS: 913 LAWRENCE STREET, MONONGAHELA, PA 15063

TAX #: 440-024-00-00-0021-00

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 2023-2141 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 **SEPTEMBER 6, 2024**:

BANK OF NEW YORK MELLON TRUST COMPANY, N.A., as Trustee for Mortgage Assets Management Series I Trust

vs

SCOTT HENSON, Known Surviving Heir of George J. Henson, ET AL

JUDGEMENT: \$141,825.06

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

ADDRESS: 900 LINCOLN STREET, MONONGAHELA, PA 15063

TAX #: 440-019-00-02-0003-00

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 2019-2412 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 **SEPTEMBER 6, 2024:**

U.S. BANK NATIONAL ASSOCIATION, as Trustee for Conseco Finance Home Loan Grantor Trust 2002-C

vs

CYNTHIA M. JOHNSTON and CHARLES M. JOHNSTON, JR. a/k/a CHARLES M JOHNSTON JR

JUDGEMENT: \$77,460.41

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

ADDRESS: 113 PITTSBURGH ROAD, BENTLEYVILLE, PA 15314

TAX #: 040-060-00-02-0020-00

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-2495 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 **SEPTEMBER 6, 2024:**

MCLP ASSET COMPANY, INC.

vs

ESTATE OF LESLIE CHERYL PATTERSON MIMS, DECEASED, ET AL

JUDGEMENT: \$74,589.78

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

ADDRESS: 255 DUNCAN AVENUE, WASHINGTON, PA 15301

TAX # 720-010-00-01-0008-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: TIMOTHY D. PADGETT, P.A. / PADGETT LAW GROUP, (850) 422-2520

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 2024-2499 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 SEPTEMBER 6, 2024:**

DLJ MORTGAGE CAPITAL, INC.

vs

MICHELLE LEANNE SANDUSKY, As Administrator of the Estate of JAMES D. OGLESBEE A/K/A JAMES DWAYNE OGLESBEE, DECEASED

JUDGEMENT: \$432,260.50

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

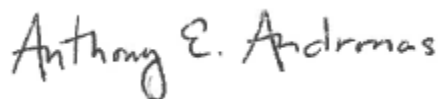
ADDRESS: 1003 BEACON WAY, PITTSBURGH, PA 15241

TAX #: 540-003-08-01-0026-00

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 2024-2500 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 **SEPTEMBER 6, 2024:**

FEDERAL HOME LOAN MORTGAGE CORPORATION, ET AL

vs

KIMBERLY ANN TOURNAY AND WILLIAM E. TOURNAY

JUDGEMENT: \$51,909.15

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

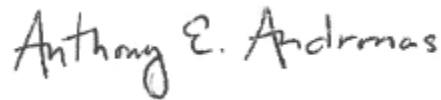
ADDRESS: 142 MAIN STREET, HICKORY, PA 15340

TAX #: 460-008-01-00-0031-00

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 2023-2759 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 **SEPTEMBER 6, 2024**:

DLJ MORTGAGE CAPITAL INC.

vs

REBECCA RIVERA, known Heir of TOBIN HRUTKAY, DECEASED, ET AL

JUDGEMENT: \$94,789.39

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

ADDRESS: 471 THIRD STREET, WASHINGTON, PA 15301

TAX# 770-005-00-02-0010-00

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2018-3232 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 **SEPTEMBER 6, 2024:**

WASHINGTON SCHOOL DISTRICT

vs

GUY A. MIRISCIOTTA AND TERESA J. MIRISCIOTTA

JUDGEMENT: \$2,258.60

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

ADDRESS: 20 CUMBERLAND AVENUE, WASHINGTON, PA 15301

TAX #: 780-009-00-01-0010-00

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2017-3259 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 **SEPTEMBER 6, 2024**:

WASHINGTON SCHOOL DISTRICT

vs

WILLIAM T. WOODS AND SAMANTHA JO WOODS

JUDGEMENT: \$1,788.28

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

ADDRESS: 1060 SUMMERLEA AVENUE, WASHINGTON, PA 15301

TAX # 770-025-00-01-0004-00

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-3613 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 **SEPTEMBER 6, 2024**:

DEUTSCHE BANK NATIONAL TRUST COMPANY, ET AL

vs

JENNIFER L. PARKER AND SEAN L. RIGGLE

JUDGEMENT: \$115,698.38

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

ADDRESS: 825 DAVIS SCHOOL ROAD, WASHINGTON, PA 15301

TAX # 600-007-03-01-0002-00

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 2023-3667 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 **SEPTEMBER 6, 2024:**

NATIONSTAR MORTGAGE, LLC

vs

MAURICIO ANTONIO VIAUD AND LORENA LYNNE VIAUD

JUDGEMENT: \$236,050.84

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

ADDRESS: 174 IRON RUN ROAD, BETHEL PARK, PA 15102

TAX # 540-002-28-00-0002-00

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 2018-4158 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 **SEPTEMBER 6, 2024:**

WASHINGTON SCHOOL DISTRICT

**vs
JACKIE DeCOSTA**

JUDGEMENT: \$2,065.71

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

ADDRESS: 426 E PROSPECT AVENUE, WASHINGTON, PA 15301

TAX # 750-022-00-01-0005-00

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2014-4209 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 SEPTEMBER 6, 2024:**

**FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY,
as existing under the laws of The United States**

vs

GLENN A. KIRK IV AND THE UNITED STATES OF AMERICA, ET AL

JUDGEMENT: \$51,886.61

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

ADDRESS: 965 VENETIA ROAD, VENETIA, PA 15367

TAX #: 540-004-01-02-0007-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PEACOCK KELLER LLP, (724) 222-4520

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 2023-4463 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 **SEPTEMBER 6, 2024:**

METROPOLITAN LIFE INSURANCE COMPANY

JACQUELYN HAYES, known Heir of DENISE MARIE HAYES a/k/a DENISE M. HAYES, DECEASED, ET AL

JUDGEMENT: \$96,414.28

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

ADDRESS: 595 AMITY RIDGE ROAD, AMITY, PA 15311

TAX #: 020-027-01-00-0009-00

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-5447 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 **SEPTEMBER 6, 2024**:

SPECIALIZED LOAN SERVICING LLC

vs

ADAM J. WALTER AND STACIE A. MENDES

JUDGEMENT: \$92,981.84

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

ADDRESS: 802 HOWARD STREET, MONONGAHELA, PA 15063

TAX# 440-016-00-01-0014-00

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 2023-5838 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.realeforeclose.com> unless otherwise published. This public sale will be held at **10:00 A.M. on SEPTEMBER 6, 2024:**

PENNYMAC LOAN SERVICES LLC
vs
MATTHEW C. COX AND ERIN R. COX

JUDGEMENT: \$208,272.89

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

ADDRESS: 613 DEERWATCH DRIVE aka 613 DEERWATCH COURT,
CANONSBURG, PA 15317

TAX #: 520-011-04-04-0004-00

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 2023-5911 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 **SEPTEMBER 6, 2024**:

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

vs

**KENNETH S. WHITLOCK, As Administrator of the Estate of MARGARET J. HIBBS
A/K/A MARGARET JEAN HIBBS, DECEASED**

JUDGEMENT: \$39,420.27

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

ADDRESS: 752 CRAWFORD ROAD, FREDERICKTOWN, PA 15333

TAX #: 269-002-01-03-0006-00

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-6633 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 SEPTEMBER 6, 2024:**

U.S. BANK TRUST NATIONAL ASSOCIATION

vs

MARGARET L. FARKAS

JUDGEMENT: \$167,341.29

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

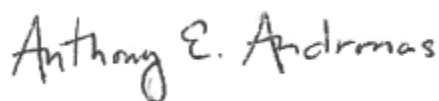
ADDRESS: 7119 GAYLE DRIVE, FINLEYVILLE, PA 15332

TAX #: 640-003-04-01-0009-02

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 2023-6647 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 SEPTEMBER 6, 2024:**

VANDERBILT MORTGAGE AND FINANCE INC.

vs

SHAWN E. MUNDELL AND MICHELLE A. MUNDELL

JUDGEMENT: \$101,994.37

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

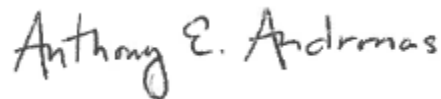
ADDRESS: 20 EVERGREEN DRIVE, BURGETTSTOWN, PA 15021

TAX #: 570-011-00-00-0002-01

IMPROVEMENTS: Residential Dwelling

ATTORNEY: WEBER GALLAGHER SIMPSON STAPLETON FIRES & NEWBY LLP,
(215) 972-7900

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 2023-6650 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 SEPTEMBER 6, 2024:**

THE HUNTINGTON NATIONAL BANK

vs

JAN M. AVOLIA

JUDGEMENT: \$283,807.18

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

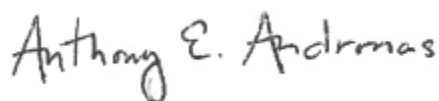
ADDRESS: 636 EAST NATIONAL PIKE, WASHINGTON, PA 15301

TAX #: 020-002-00-00-0008-01

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 2023-6793 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 SEPTEMBER 6, 2024:**

U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL
vs
DWIGHT CARR, MELINDA WILLIAMS, TAMMY MYERS, ET AL

JUDGEMENT: \$92,378.63

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

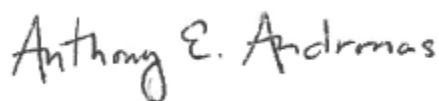
ADDRESS: 102 SOUTH CHERRY AVENUE, HOUSTON, PA 15342

TAX #: 360-007-00-03-0001-01

IMPROVEMENTS: Residential Dwelling

ATTORNEY: TIMOTHY D. PADGETT, P.A. / PADGETT LAW GROUP, (850) 422-2520

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 2022-6919 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 SEPTEMBER 6, 2024:**

U.S. BANK NATIONAL ASSOCIATION

VS

**RONDA BOGO aka RHONDA BOGO, RICHARD J BOGO aka RICHARD J. BOGO
aka RICHARD BOGO AND LANA BOGO aka LANA LEE BOGO aka LANA L.
BOGO**

JUDGEMENT: \$56,903.48

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

ADDRESS: 219 INDEPENDENCE ROAD f/k/a 212 INDEPENDENCE ROAD, AVELLA,
PA 15312

TAX #: 370-003-05-02-0004-00

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-7230 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 **SEPTEMBER 6, 2024:**

DLJ MORTGAGE CAPITAL INC.

vs

EDWARD C. TASZ AND HOLLY M. TASZ

JUDGEMENT: \$154,119.64

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

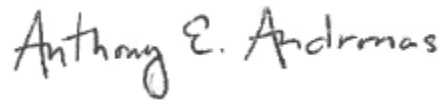
ADDRESS: 12 FIRST AVENUE, BURGETTSTOWN, PA 15021

TAX #: 570-013-01-04-0018-00

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 2023-7569 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 SEPTEMBER 6, 2024:**

NATIONSTAR MORTGAGE, LLC

vs

RENEE L. HUBER

JUDGEMENT: \$54,495.74

LOCATION: Commonwealth of Pennsylvania, Washington County, East Pike Run Twp;

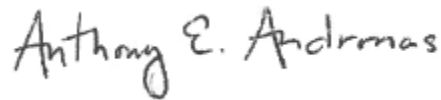
ADDRESS: 960 PIKE RUN DRIVE, COAL CENTER, PA 15423

TAX #: 080-037-00-01-0033-00 & 080-037-00-01-0031-00 (2)

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 2021-7667 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 **SEPTEMBER 6, 2024**:

PNC BANK, NATIONAL ASSOCIATION

vs

DEBRA SPANGLER, as believed Heir and/or Administrator to the Estate of ROBERT SPANGLER, AKA ROBERT L. SPANGLER, ET AL

JUDGEMENT: \$74,292.00

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

ADDRESS: 80 CALDWELL AVENUE, WASHINGTON, PA 15301

TAX #: 120-011-07-02-0061-00 & 120-011-07-02-0060-00 (2)

IMPROVEMENTS: Residential Dwelling

ATTORNEY: MANLEY DEAS KOCHALSKI 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 2023-7699 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 **SEPTEMBER 6, 2024:**

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

JAMES B. HORNE AND KATHLEEN V. HORNE

JUDGEMENT: \$138,865.04

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

ADDRESS: 1314 STATE ROUTE 980, CANONSBURG, PA 15317
619 EUCLID AVENUE, CANONSBURG, PA 15317
621 EUCLID AVENUE, CANONSBURG, PA 15317

TAX #: 140-015-02-00-0008-00, 090-008-00-01-0007-00 & 090-008-00-01-0008-00 (3)

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

Anthony E. Andronas
Sheriff, Washington County