

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2025-35 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 SEP 12, 2025:**

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

vs

ELAINIA CONEWAY AND MICHAEL WEHRING

JUDGEMENT: \$105,041.69

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

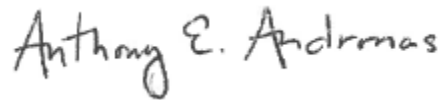
ADDRESS: 447 MIDDLE STREET, BROWNSVILLE, PA 15417

TAX #:

IMPROVEMENTS: Residential Dwelling

ATTORNEY: 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 2025-39 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 SEP 12, 2025:**

WILMINGTON TRUST, NATIONAL ASSOCIATION, ET AL

vs

PYO SUN WAGNER AND KAREN WAGNER

JUDGEMENT: \$298,410.94

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

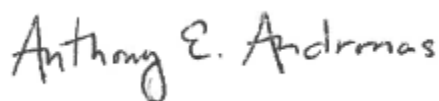
ADDRESS: 514 MEADOWLAKE COURT, WASHINGTON, PA 15301

TAX #: 520-011-10-00-0007-00

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 2025-114 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 **SEP 12, 2025:**

CITIZENS BANK, N.A.

VS

MICHAEL KING AND KIER MOSBY

JUDGEMENT: \$32,160.70

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

ADDRESS: 411 PROSPECT AVENUE, DONORA, PA 15033

TAX #: 240-025-00-01-0008-00

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 2025-314 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 **SEP 12, 2025:**

PENNSYLVANIA HOUSING FINANCE AGENCY

vs

TIFFANY M. CRAMER and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

JUDGEMENT: \$94,482.42

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

ADDRESS: 387 BUCKINGHAM ROAD, FREDERICKTOWN, PA 15333

TAX #: 220-005-00-00-0021-02

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PURCELL KRUG & HALLER, (717) 234-4178

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 2025-353 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 SEP 12, 2025:**

DOLLAR BANK, FEDERAL SAVINGS BANK

vs

SUNDI J. L. HANCHER

JUDGEMENT: \$95,481.14

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

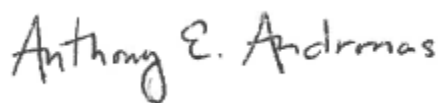
ADDRESS: 19 WEST MCNUTT STREET, HOUSTON, PA 15342

TAX #: 360-013-00-02-0002-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: GRENN & 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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2018-1891 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 ~~SEP 12, 2025~~:

CITY OF WASHINGTON

vs

DANYELLE LEVY

JUDGEMENT: \$3,069.25

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

ADDRESS: 28 CENTRAL AVENUE, WASHINGTON, PA 15301

TAX # 760-002-00-04-0010-00

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 2024-1950 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 SEP 12, 2025:**

WILMINGTON TRUST, NATIONAL ASSOCIATION, ET AL

vs

DUSTIN E. JONES AND MELISSA M. JONES

JUDGEMENT: \$781,234.18

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

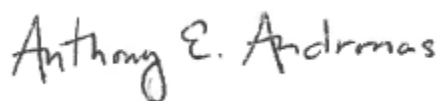
ADDRESS: 112 MOUNT BLAINE DRIVE, CANONSBURG, PA 15317

TAX #: 540-011-07-03-0001-03

IMPROVEMENTS: Residential Dwelling

ATTORNEY: ALBERTELLI LAW, 856-724-1888

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 2024-2494 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 SEP 12, 2025:**

THE HUNTINGTON NATIONAL BANK

vs

RICHARD K. SMITH

JUDGEMENT: \$72,946.34

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

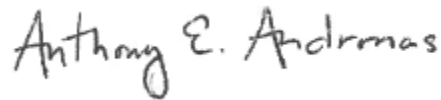
ADDRESS: 228 ARABELLA STREET, MCDONALD, PA 15057

TAX #: 470-013-00-03-0011-00

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.

A handwritten signature in dark ink, reading "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 2024-3134 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 SEP 12, 2025:**

WILMINGTON TRUST, NATIONAL ASSOCIATION, ET AL

vs

BOBBIE M. TUSTIN; CHRISTINA L. DUESENBERY AKA CHRISTINA DUESENBERY

JUDGEMENT: \$78,011.37

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

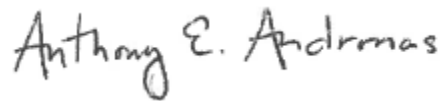
ADDRESS: 943 MARY STREET, LANGELOTH, PA 15054

TAX #: 570-019-01-02-0001-00

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.

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 2022-3209 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 SEP 12, 2025:**

LAKEVIEW LOAN SERVICING LLC

vs

CATHY J. RAY

JUDGEMENT: \$49,161.17

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

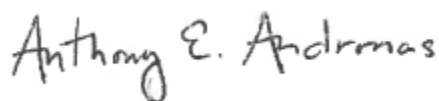
ADDRESS: 205 N CENTER STREET, MIDWAY, PA 15060

TAX #: 410-001-00-00-0005-00

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.

A handwritten signature in dark ink, reading "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 2023-3294 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 SEP 12, 2025:**

DEUTSCHE BANK NATIONAL TRUST COMPANY, ET AL

vs

SANDRA L. CHIERA

JUDGEMENT: \$38,631.58

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

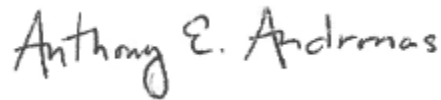
ADDRESS: 31 BLANCHE ROAD, FREDERICKTOWN, PA 15333

TAX #: 260-002-03-02-0013-00 & 260-002-03-02-0014-00 (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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-4319 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 SEP 12, 2025:**

PNC BANK, NATIONAL ASSOCIATION

Vs

ROBERT N. VON SCHMAUSEN, known Heir of ROBERT SMOUSE, Deceased, ET AL

JUDGEMENT: \$40,571.42

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

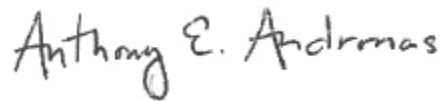
ADDRESS: 790 DEERFIELD ROAD, WASHINGTON, PA 15301

TAX #: 590-004-00-00-0013-04

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 2024-5653 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 SEP 12, 2025:**

FREEDOM MORTGAGE CORPORATION

vs

DEREK MATTHEW ROCKOVICH

JUDGEMENT: \$204,785.98

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

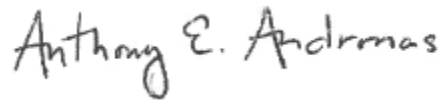
ADDRESS: 245 VALLEY CIRCLE DRIVE, CHARLEROI, PA 15022

TAX #: 610-027-00-04-0005-00

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 2024-6250 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 SEP 12, 2025:**

MORTGAGE ASSETS MANAGEMENT LLC

vs

BRADLEY VANKIRK, In His Capacity as Heir of THOMAS M. VANKIRK, ET AL

JUDGEMENT: \$85,497.45

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

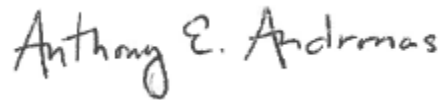
ADDRESS: 403 MINEOLA AVENUE, WASHINGTON, PA 15301

TAX #: 510-003-04-01-0016-00

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 2023-6459 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 ~~SEP 12, 2025~~:

**U.S. BANK TRUST NATIONAL ASSOCIATION, as Trustee for LB-DWELLING
SERIES V TRUST**

vs

JOSEPH E. MATALIK

JUDGEMENT: \$74,287.45

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

ADDRESS: 312 KAY STREET, MCDONALD, PA 15057

TAX #: 470-018-00-04-0001-00

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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-6563 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 SEP 12, 2025:**

KEYBANK, NA, s/b/m FIRST NIAGARA BANK, NA

vs

**WALLACE J. WOODHOUSE, as Believed Heir and/or Administrator of the Estate of
Mary Jane Woodhouse, ET AL**

JUDGEMENT: \$67,169.24

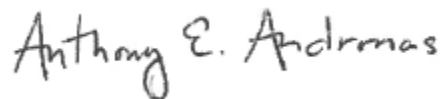
LOCATION: Commonwealth of Pennsylvania, Washington County, part Chartiers Township and part Houston Boro;

ADDRESS: 225 NORTH MAIN STREET, HOUSTON, PA 15342
TAX #: 360-009-00-01-0010-00

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 2023-6816 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 SEP 12, 2025:**

VILLAGE CAPITAL & INVESTMENT, LLC

vs

FLOYD PHILLIPS

JUDGEMENT: \$207,404.82

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

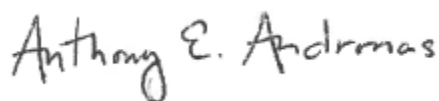
ADDRESS: 900 SYCAMORE STREET, WASHINGTON, PA 15301

TAX #: 770-047-00-00-0001-00

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