

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-7 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 MAY 2, 2025:**

**U.S. BANK NATIONAL ASSOCIATION, as Trustee for the Pennsylvania Housing  
Finance Agency**

**vs**

**KIMBERLY A. DECLAIR**

JUDGEMENT: \$60,140.63

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

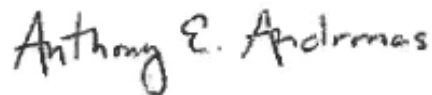
ADDRESS: 335 SHIRLS AVENUE, WASHINGTON, PA 15301

TAX #: 770-003-00-01-0010-00

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  
Sheriff, Washington County

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2023-1017 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 MAY 2, 2025:**

**PENNYMAC LOAN SERVICES LLC**

**vs**

**GARRETT SCHEERER**

JUDGEMENT: \$195,702.11

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

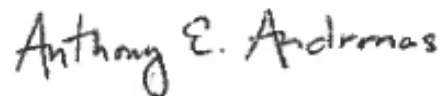
ADDRESS: 5038 UNION STREET, FINLEYVILLE, PA 15332

TAX #: 640-004-02-03-0005-00

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 2024-2820 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 MAY 2, 2025:**

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING**

**vs**

**UNKNOWN HEIRS, Successors, Assigns and All Persons, Firms or Associations  
Claiming Right, Title or Interest From or Under ROBERT BRADLEY DONNELLY  
a/k/a ROBERT B. DONNELLY, Deceased**

JUDGEMENT: \$117,782.43

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

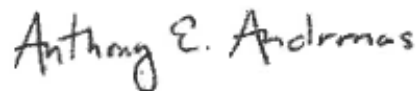
ADDRESS: 105 BEBOUT ROAD, VENETIA, PA 15367

TAX #: 540-004-05-02-0007-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: LEOPOLD & ASSOCIATES PLLC, (914) 219-5787

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 2021-3376 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 MAY 2, 2025:

**FEDERAL HOME LOAN MORTGAGE CORPORATION, ET AL**  
**vs**  
**FRANK E. DETHOMAS, BETH A. KING FKA BETH A. DETHOMAS, AND**  
**ROBERT F. KING**

JUDGEMENT: \$66,926.31

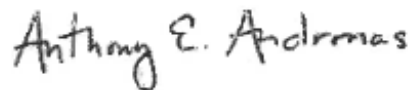
LOCATION: Commonwealth of Pennsylvania, Washington County, Canonsburg Borough;

ADDRESS: 146 EAST COLLEGE STREET, CANONSBURG, PA 15317  
TAX #: 110-032-00-03-0010-00

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  
Sheriff, Washington County

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-3802 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 MAY 2, 2025:**

**PNC BANK, NATIONAL ASSOCIATION**

**vs**

**JAMES D. WUNDERLICH, AKA JAMES DAVID WUNDERLICH, as Executor of the Estate of CAROL A. WUNDERLICH**

JUDGEMENT: \$15,645.01

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

ADDRESS: 5 VIRGINIA DRIVE, DONORA, PA 15033

TAX #: 130-009-04-02-0002-00

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 2024-3959 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 MAY 2, 2025:**

**VILLAS ON THE GREEN CONDOMINIUM ASSOCIATION**  
**vs**  
**GARY GUZZO**

JUDGEMENT: \$9,695.14

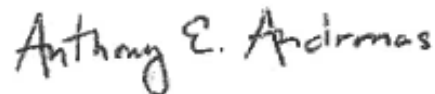
LOCATION: Commonwealth of Pennsylvania, Washington County, South Strabane Twp;

ADDRESS: 1608 ST ANDREWS DRIVE, WASHINGTON, PA 15301  
TAX #: 600-003-00-00-0047-05D

IMPROVEMENTS: Residential Dwelling

ATTORNEY: LMBH LEGAL SERVICES LLC, (412) 495-5875

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 2024-4571 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 MAY 2, 2025:**

**U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL**

**vs**

**UNKNOWN HEIRS, Devisees and/or Personal Representative of CHARLES J. BISTARKEY, JR. A/K/A CHARLES BISTARKEY, JR., DECEASED**

JUDGEMENT: \$137,891.83

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

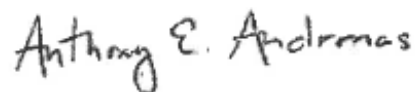
ADDRESS: 214 WASHINGTON AVENUE, HICKORY, PA 15340

TAX #: 460-004-00-00-0006-00

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  
Sheriff, Washington County

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-5640 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 **MAY 2, 2025:**

**WELLS FARGO BANK, N.A.**

**vs**

**PAULA A. WILLMAN**

JUDGEMENT: \$147,493.63

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

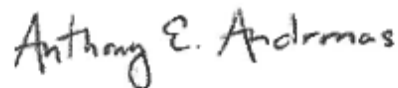
ADDRESS: 809 THOMAS STREET, MONONGAHELA, PA 15063

TAX #: 440-016-00-01-0009-00

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  
Sheriff, Washington County



# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-5797 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 MAY 2, 2025:**

**FIRST NATIONAL BANK OF PENNSYLVANIA**

**vs**

**MARY E. MOROSETTI**

JUDGEMENT: \$163,890.87

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: 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*

Anthony E. Andronas  
Sheriff, Washington County

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-5850 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 MAY 2, 2025:**

**U.S. BANK TRUST NATIONAL ASSOCIATION, as Trustee of the FW-BKPL Series I  
Trust**

**vs**

**FREEDOM GREELY, as Heir of EMMA J. SMITH, DECEASED, ET AL**

JUDGEMENT: \$93,862.51

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

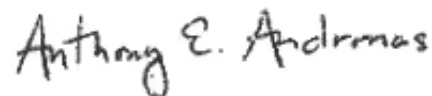
ADDRESS: 207 NORTH MAIN STREET, HOUSTON, PA 15342

TAX #: 360-009-00-01-0005-00

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  
Sheriff, Washington County

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-5915 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 MAY 2, 2025:**

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

**vs**

**CHARLES A. J. HALPIN, III, ESQUIRE, Personal Representatives of the Estate of  
Alfred C. Myers a/k/a Alfred Charles Myers, Jr., Deceased**

JUDGEMENT: \$190,109.66

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

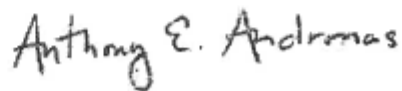
ADDRESS: 20 INDEPENDENCE ROAD, AVELLA, PA 15312

TAX #: 370-005-02-04-0017-02 & 370-005-02-04-0017-00

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 2024-6716 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 MAY 2, 2025:**

**WELLS FARGO BANK, N.A.**

**vs**

**CHRISTOPHER S. BAUER**

JUDGEMENT: \$83,748.03

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

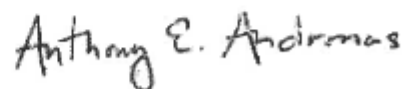
ADDRESS: 32 STADIUM ROAD, FREDERICKTOWN, PA 15333

TAX #: 260-009-00-01-0020-00, 260-009-00-01-0019-00 & 260-009-00-01-0001-00

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  
Sheriff, Washington County

# **SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2024-7216 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 MAY 2, 2025:

**NATIONSTAR MORTGAGE, LLC**  
**vs**  
**ANDREW M. GAGGIN AND MARK W. GAGGIN**

JUDGEMENT: \$46,778.09

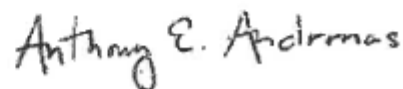
LOCATION: Commonwealth of Pennsylvania, Washington County, City of Washington;

ADDRESS: 341 LOCUST AVENUE, WASHINGTON, PA 15301  
TAX #: 760-009-00-03-0008-00

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 2023-7230 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 MAY 2, 2025:**

**DLJ MORTGAGE CAPITAL INC.**

**vs**

**EDWARD C. TASZ AND HOLLY M. TASZ**

JUDGEMENT: \$155,917.65

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

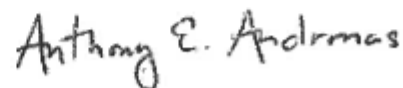
ADDRESS: 12 FIRST AVENUE, BURGETTSTOWN, PA 15021

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 2024-7342 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 MAY 2, 2025:**

**PENNSYLVANIA HOUSING FINANCE AGENCY**

**vs**

**PATRICK DAVID HALLIGAN**

JUDGEMENT: \$76,765.85

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

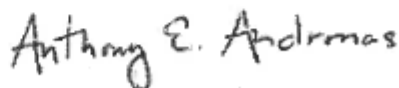
ADDRESS: 118 WOODLAND AVENUE, WASHINGTON, PA 15301

TAX #: 770-030-00-02-0012-00

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  
Sheriff, Washington County