

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **APRIL 5, 2024**  
 Sheriff No. **23001426**  
 Court Case No. **2022-6183**

Prop Location: **1095 SCENIC DRIVE WASHINGTON, PA 15301**

**HSBC BANK USA, NATIONAL ASSOCIATION, ET AL vs WILLIAM J. MATSON, Individually and in His Capacity as Executor and Heir of the Estate of BONNIE JO MATSON A/K/A BONNIE J. MATSON A/K/A BONNIE MATSON F/K/A BONNIE J. WHIPKEY**

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Attorney: **ALBERTELLI LAW**

Date: **APRIL 5, 2024**  
 Sheriff No. **23003103**  
 Court Case No. **2022-6778**

Prop Location: **325 FREMONT ROAD CHARLEROI, PA 15022**

**HSBC BANK USA, NATIONAL ASSOCIATION, ET AL vs UNKNOWN HEIRS, Successors, Assigns and all Persons, Firms, Associations claiming Right, Title or Interest from or under HELEN C. DAVIS, Deceased Mortgagor and Owner**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **POWERS KIRN, LLC**

Date: **APRIL 5, 2024**  
 Sheriff No. **23001787**  
 Court Case No. **2022-8138**

Prop Location: **384 JUSTABOUT ROAD VENETIA, PA 15367**

**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**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **APRIL 5, 2024**  
 Sheriff No. **23003176**  
 Court Case No. **2023-2239**

Prop Location: **435 BLAINE AVENUE CANONSBURG, PA 15317**

**THE HUNTINGTON NATIONAL BANK**

**vs KIMBERLY J. BUCKNER**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **April 5, 2024**  
 Sheriff No. **24000206**  
 Court Case No. **2023-2653**

Prop Location: **906 IDAHO STREET WASHINGTON, PA 15301**

**LAKEVIEW LOAN SERVICING LLC**

**vs JOSHUA J. BOONE**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **APRIL 5, 2024**  
 Sheriff No. **24000146**  
 Court Case No. **2023-3265**

Prop Location: **331 STATE STREET, CHARLEROI, PA 15022**

**PNC BANK, NATIONAL ASSOCIATION**

**vs BRIAN R. PENDO AND AMANDA N. PENDO**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **KML LAW GROUP, P.C.**

Date: **APRIL 5, 2024**  
 Sheriff No. **24000061**  
 Court Case No. **2023-3360**

Prop Location: **1125 SYCAMORE STREET WASHINGTON, PA 15301**

**LAKEVIEW LOAN SERVICING, LLC**

**vs THE UNKNOWN HEIRS OF NANCY L. BRADLEY  
 AKA NANCY BRADLEY, DECEASED, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **KML LAW GROUP, P.C.**

Date: **APRIL 5, 2024**  
 Sheriff No. **23002369**  
 Court Case No. **2023-3671**

Prop Location: **1153 VENETIA ROAD EIGHTY-FOUR, PA 15330**

**SELECT PORTFOLIO SERVICING INC.**

**vs JOHN WISNIEWSKI AND MARTHA WISNIEWSKI**

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Attorney: **LAW OFFICE OF GREGORY JAVARDIAN, LLC**

Date: **APRIL 5, 2024**  
 Sheriff No. **24000164**  
 Court Case No. **2023-3895**

Prop Location: **125 CUMBERLAND AVENUE, WASHINGTON, PA 15301**

**CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A. vs REGIS C. SENG a/k/a REGIS C. SENG, II, ET AL**  
**F/K/A CITIZENS BANK, N.A., S/B/M TO CHARTER**  
**ONE BANK, N.A.**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **POWERS KIRN, LLC**

Date: **APRIL 5, 2024**  
 Sheriff No. **23002904**  
 Court Case No. **2023-4651**

Prop Location: **1747 RIDGEWOOD DRIVE WASHINGTON, PA 15301**

**PENNYMAC LOAN SERVICES LLC**

**vs STEPHEN E. WELLMAN**

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Attorney: **KML LAW GROUP, P.C.**

Date: **APRIL 5, 2024**  
 Sheriff No. **24000207**  
 Court Case No. **2023-4817**

Prop Location: **333 FORREST AVENUE, HOUSTON, PA 15342**

**MIDFIRST BANK**

**vs MATTHEW P. KHANOLKAR**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **KML LAW GROUP, P.C.**

Date: **APRIL 5, 2024**  
 Sheriff No. **24000208**  
 Court Case No. **2023-4820**

Prop Location: **54 4TH AVENUE ATLASBURG, PA 15004**

**FREEDOM MORTGAGE CORPORATION**

**vs TINA R. FERRARI AKA TINA FERRARI**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **PURCELL KRUG & HALLER**

Date: **APRIL 5, 2024**  
 Sheriff No. **24000091**  
 Court Case No. **2023-5829**

Prop Location: **516 RIDGE AVENUE CANONSBURG, PA 15317**

**PENNSYLVANIA HOUSING FINANCE AGENCY**      **vs**      **HOPE M. HAYMAN**

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