

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-157 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **NOVEMBER 4, 2022:**

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

vs

SHERRET AUSTIN, Known Surviving Heir of ROSE BROWN and UNKNOWN SURVIVING HEIR OF ROSE BROWN

JUDGEMENT: \$101,750.59

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

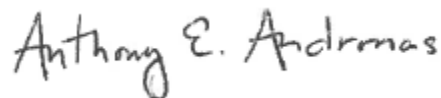
ADDRESS: 640 REDWOOD DRIVE, MCDONALD, PA 15057

LOT: 140-006-04-07-0005-00 & 140-006-04-01-0004-00 (2)

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 2020-877 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **NOVEMBER 4, 2022**:

PNC BANK, NATIONAL ASSOCIATION S/B/M National City Mortgage, a Division of National City Bank of Indiana C/O PNC Bank, N.A.

vs.
MARK PHILLIPS JR. AND AMANDA CASS

JUDGEMENT: \$151,410.44

LOCATION: Commonwealth of Pennsylvania, Washington County, East Finley Township;

ADDRESS: 1670 PLEASANT GROVE ROAD, CLAYSVILLE, PA 15323

LOT: 270-010-00-00-0007-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: MAHLEY 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 2021-1638 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **NOVEMBER 4, 2022**:

VILLAS OF ARDEN MILLS CONDOMINIUM ASSOCIATION

vs

AUDREY L. REARDON

JUDGEMENT: \$6,918.14

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

ADDRESS: 511 FAIR MEADOW DRIVE, WASHINGTON, PA 15301

LOT: 170-018-02-00-0001-08F

IMPROVEMENTS: Residential Dwelling

ATTORNEY: BRANDT, MILNES & REA, (412) 255-6500

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 2022-2293 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **NOVEMBER 4, 2022:**

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

vs

MINDY M. BATES AND WILLIAM GALLO

JUDGEMENT: \$58,436.03

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

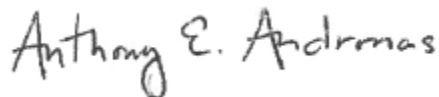
ADDRESS: 1130 SYCAMORE STREET, WASHINGTON, PA 15301

LOT: 770-046-00-01-0001-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: GREENLEE, DERRICO & POSA, (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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-2294 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **NOVEMBER 4, 2022:**

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

vs

KEVIN S. MORGAN

JUDGEMENT: \$57,839.34

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

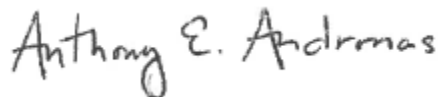
ADDRESS: 170 NOKOMIS DRIVE, WASHINGTON, PA 15301

LOT: 510-003-04-02-0013-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: GREENLEE, DERRICO & POSA, (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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-2715 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **NOVEMBER 4, 2022**:

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

vs

MICHELLE CARTER AND TERRY CARTER

JUDGEMENT: \$163,474.83

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

ADDRESS: 101 WATSON DRIVE, MONONGAHELA, PA 15063

LOT: 130-011-01-02-0004-00

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 2012-2923 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **NOVEMBER 4, 2022:**

WASHINGTON SCHOOL DISTRICT

vs

JOSH PASSIOTTI

JUDGEMENT: \$9,414.71

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

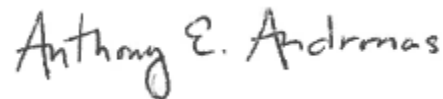
ADDRESS: 1030 IDAHO STREET, WASHINGTON, PA 15301

LOT: 770-024-00-05-0006-00

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
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2022-3228 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **NOVEMBER 4, 2022**:

NORTHWEST BANK f/k/a NORTHWEST SAVINGS BANK

vs

JOHN M. MARIANO AND GEORGIA L. MARIANO

JUDGEMENT: \$136,345.89

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

ADDRESS: 74 COWDEN ROAD, BURGETTSTOWN, PA 15021

LOT: 570-030-00-00-0004-09

IMPROVEMENTS: Residential Dwelling

ATTORNEY: McGRATH McCALL, P.C., (412) 281-4333

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 2022-3323 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **NOVEMBER 4, 2022:**

LOANCARE LLC

vs

THOMAS FURMANEK AND STEFANIE J. FURMANEK

JUDGEMENT: \$116,735.59

LOCATION: Commonwealth of Pennsylvania, Washington County, East Finley Township;

ADDRESS: 367 HAWTHORNE ROAD, CLAYSVILLE, PA 15323

LOT: 270-002-00-00-0002-01

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 2022-3572 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **NOVEMBER 4, 2022**:

WELLS FARGO BANK, N.A.

vs

JAMES M. RUBIN

JUDGEMENT: \$116,233.92

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

ADDRESS: 1495 SMITH TOWNSHIP STATE ROAD, BURGETTSTOWN, PA 15021
LOT 570-031-00-00-0018-00

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 2022-3790 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **NOVEMBER 4, 2022:**

VANDERBILT MORTGAGE AND FINANCE INC.

vs

SHAWN E. MUNDELL AND MICHELLE A. MUNDELL

JUDGEMENT: \$93,348.58

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

ADDRESS: 20 EVERGREEN DRIVE, BURGETTSTOWN, PA 15021

LOT: 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

Anthony E. Andronas
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-5066 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **NOVEMBER 4, 2022**:

RBC BANK (GEORGIA), N.A.

vs

MICHAEL KUNA a/k/a MICHAEL STEPHEN KUNA and UNITED STATES OF AMERICA, c/o United States Attorney Western District of Pennsylvania

JUDGEMENT: \$479,912.64

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

ADDRESS: 6 KINGSWOOD COURT, WASHINGTON, PA 15301

LOT: 600-001-03-00-0010-00

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 2021-7188 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **NOVEMBER 4, 2022:**

PENNSYLVANIA HOUSING FINANCE AGENCY

vs

ALEX ANDERSON, REECE ANDERSON, ROMAN ANDERSON AND SARAH ANDERSON, KNOWN HEIRS OF IAN P. ANDERSON, DECEASED, ET AL

JUDGEMENT: \$60,282.88

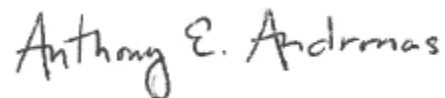
LOCATION: Commonwealth of Pennsylvania, Washington County, North Charleroi Borough;

ADDRESS: 564 CONRAD AVENUE, NORTH CHARLEROI, PA 15022
LOT: 500-006-00-01-0014-00

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 2021-7603 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **NOVEMBER 4, 2022:**

PNC BANK, NATIONAL ASSOCIATION

vs

UNKNOWN HEIRS and/or ADMINISTRATORS TO THE ESTATE OF JAMES D. SMITH, ET AL

JUDGEMENT: \$41,886.95

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

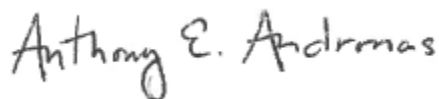
ADDRESS: 102 BEATTY LANE, SCENERY HILL, PA 15360

LOT: 490-024-00-00-0013-00

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