

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 210 OF 2025 ED/1161 OF 2023 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSRMF MORTGAGE HOLDINGS II MASTER PARTICIPATION TRUST v Any and All Unknown Heirs, Successors, Assigns and Any and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Ronald A. Zagato A/K/A Ronald A. Zagata, Deceased, Roni S. Zagata Ritz, as Known Heir of Ronald A. Zagato A/K/A Ronald A. Zagata, Deceased, Julia A. Zagata, as Known Heir of Ronald A. Zagato A/K/A Ronald A. Zagata, Deceased, Any and All Unknown Heirs, Successors, Assigns and Any and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Andrew Joseph Zagata, Deceased , Ronald Zagata, Andrew J. Zagata

Docket Number: 2023-01161

Property to be sold is situated in the borough/township of Uniontown, County of Fayette and State of Pennsylvania.

Commonly known as: 96 Connellsburg Street, Uniontown, PA 15401

Parcel Number: 38-13-0256

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount:\$75,288.07

PROPERTY ADDRESS: 96 CONNELLSVILLE ST, UNIONTOWN, PA 15401

UPI / TAX PARCEL NUMBER: 38-13-0256

Seized and taken into execution to be sold as the property of ANY AND ALL UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ANY AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER RONALD A ZAGATO A/K/A RONALD A ZAGATA DECEASED, RONI SUE ZAGATA RITZ, JULIA ANN ZAGATA, ANY AND ALL UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ANY AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER ANDREW JOSEPH ZAGATA DECEASED in suit of US BANK TRUST NA AS TRUSTEE FOR LSRMF MORTGAGE HOLDINGS II MASTER PARTICIPATION TRUST.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
PHILADELPHIA, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 284 OF 2025 ED/940 OF 2024 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

OWNER OF PROPERTY SITUATED IN LUZERNE TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA

605 MAPLE ST, BROWNSVILLE, PA 15417

PARCEL NO. 19-29-0061

IMPROVEMENTS THEREON: RESIDENTIAL SINGLE-FAMILY DWELLING

PROPERTY ADDRESS: 605 MAPLE ST, BROWNSVILLE, PA 15417

UPI / TAX PARCEL NUMBER: 19-29-0061

Seized and taken into execution to be sold as the property of **AVERY BEAMISH, JENNIFER LYNN BEAMISH** in suit of **VALLEY STRONG CREDIT UNION C/O NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING**.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
PARKER MCCAY
MT LAUREL, NJ

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 216 OF 2025 ED/1406 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

Docket Number: 1406 of 2025 GD

Property of: Michael A. Bowman, Jr.

Located in: CITY OF CONNELLSVILLE, FAYETTE COUNTY

Street Address: 507 E. MURPHY AVENUE, CONNELLSVILLE, FAYETTE COUNTY, PENNSYLVANIA 15437.

Brief Description of Property: Residential, Single-Family home

Improvements thereon: RESIDENTIAL DWELLING

Record book Volume: 3370, Page 2180

Tax Assessment Number(s): MAP NO.: 05-09-0024

PROPERTY ADDRESS: 507 E MURPHY AVE, CONNELLSVILLE, PA 15425

UPI / TAX PARCEL NUMBER: 05-09-0024

Seized and taken into execution to be sold as the property of **MICHAEL A BOWMAN, JR** in suit of **SOMERSET TRUST COMPANY**.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
SPENCE, CUSTER,
JOHNSTOWN, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 285 OF 2025 ED/976 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN LOT OF LAND SITUATE IN WHARTON TOWNSHIP, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 1003 WHARTON FURNACE ROAD, FARMINGTON, PA 15437

TAX PARCEL #42-20-000901

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: C J A MINOR AKA C J J, A MINOR, SOLELY IN HIS/HER CAPACITY AS HEIR OF CURTIS L. JOHNSON, DECEASED AKA CURTIS JAMES JOHNSON, CYNTHIA L. JOHNSON SOLELY IN HER CAPACITY AS HEIR OF CURTIS L. JOHNSON, DECEASED AND THE UNKNOWN HEIRS OF CURTIS L. JOHNSON DECEASED

ATTORNEY: KML LAW GROUP, P.C.

PROPERTY ADDRESS: 1003 WHARTON FURNACE RD, FARMINGTON, PA 15437

UPI / TAX PARCEL NUMBER: 42-20-0009-01

Seized and taken into execution to be sold as the property of C J A MINOR AKA C J J A MINOR, SOLELY IN HIS/HER CAPACITY AS HEIR OF CURTIS L JOHNSON DECEASED AKA CURTIS JAMES JOHNSON, CYNTHIA L JOHNSON SOLELY IN HER CAPACITY AS HERI OF CURTIS L JOHNSON DECEASED, THE UNKNOWN HEIRS OF CURTIS L JOHNSON DECEASED in suit of ROCKET MORTGAGE LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
KML LAW GROUP PC
PHILADELPHIA, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 151 OF 2025 ED/1037 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

owner(s) of property situate in the 8TH WARD OF CITY OF UNIONTOWN, FAYETTE County, Pennsylvania, being

196 MORGANTOWN ST, UNIONTOWN, PA 15401

Tax ID No. 38-10-0455 a/k/a 38100455

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$191,212.06

PROPERTY ADDRESS: 196 MORGANTOWN ST, UNIONTOWN, PA 15401

UPI / TAX PARCEL NUMBER: 38-10-0455

Seized and taken into execution to be sold as the property of NICOLE N CHUN in suit of FREEDOM MORTGAGE CORPORATION.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 289 OF 2025 ED/1311 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

owner(s) of property situate in the TOWNSHIP OF BULLSKIN, FAYETTE County, Pennsylvania, being

219 EVERSON VALLEY ROAD, CONNELLSVILLE, PA 15425

Tax ID No. 04240008 a/k/a 04-24-0008

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$94,432.96

PROPERTY ADDRESS: 219 EVERSON VALLEY RD, CONNELLSVILLE, PA 15425

UPI / TAX PARCEL NUMBER: 04-24-0008

Seized and taken into execution to be sold as the property of CALEB COCKRELL in suit of ROCKET MORTGAGE LLC F/K/A QUICKEN LOANS LLC.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 302 OF 2025 ED/2000 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

PROPERTY TO BE SOLD IS SITUATE IN THE TOWNSHIP OF STEWART, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA.

COMMONLY KNOWN AS: 380 BURNWORTH ROAD, MILL RUN, PA 15464

PARCEL NUMBER: 37-13-0014-06

IMPROVEMENTS THEREON OF THE RESIDENTIAL DWELLING OR LOT(IF APPLICABLE)

JUDGEMENT AMOUNT: \$75,494.50

PROPERTY ADDRESS: 380 BURNWORTH RD, MILL RUN, PA 15464

UPI / TAX PARCEL NUMBER: 37-13-0014-06

Seized and taken into execution to be sold as the property of JENNY REBECCA DEAN, JEFFREY K A/K/A JEFFEREY L DEAN in suit of LSF9 MASTER PARTICIPATION TRUST.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
PHILADELPHIA, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 272 OF 2025 ED/1317 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

owner(s) of property situate in the GEORGES TOWNSHIP, FAYETTE County, Pennsylvania, being

103 COOLEY ESTATE RD, SMITHFIELD, PA 15478
Tax ID No. 14360127 a/k/a 14-36-0127 a/k/a 14-36-127
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$51,467.43

PROPERTY ADDRESS: 103 COOLEY ESTATE RD, SMITHFIELD, PA 15478

UPI / TAX PARCEL NUMBER: 14-36-0127

Seized and taken into execution to be sold as the property of ROBERT DICE, KIM A/K/A KIMBERLY MARCINKO in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR GSAMP TRUST 2006-SEA1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-SEA1.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 207 OF 2025 ED/1477 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN LOT OF LAND SITUATE IN SOUTH UNION TOWNSHIP, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 56 RESERVOIR ROAD, UNIONTOWN, PA 15401

TAX PARCEL#: 34-27-0364

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF : JESSICA DOYLE AND RALPH DOYLE JR.

PROPERTY ADDRESS: 56 RESERVOIR RD, UNIONTOWN, PA 15401

UPI / TAX PARCEL NUMBER: 34-27-0364

Seized and taken into execution to be sold as the property of JESSICA DOYLE, RALPH DOYLE, JR in suit of LAKEVIEW LOAN SERVICING LLC.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
KML LAW GROUP PC
PHILADELPHIA, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 297 OF 2025 ED/1393 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

owner(s) of property situate in the TOWNSHIP OF NORTH UNION, FAYETTE County, Pennsylvania, being

228 HOPWOOD COOLSPRING ROAD, HOPWOOD, PA 15445

Tax ID No. 25460172 a/k/a 25-46-0172

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$154,128.35

PROPERTY ADDRESS: 228 HOPWOOD COOLSPRING RD, HOPWOOD, PA 15445

UPI / TAX PARCEL NUMBER: 25-46-0172

Seized and taken into execution to be sold as the property of LISA EBERLE KNOWN HEIR OF DENNIS PRITTS DECEASED, CORY A/K/A DENNIS CORY PRITTS KNOWN HEIR OF DENNIS PRITTS DECEASED, CARRIE PRITTS KNOWN HEIR OF DENNIS PRITTS, UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER DENNIS PRITTS DECEASED in suit of ROCKET MORTGAGE LLC F/K/A QUICKEN LOANS LLC.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
WINSTON SALEM, NC

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 311 OF 2025 ED/1824 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

PORPERTY ADDRESS: 819 SMITHFIELD NEW GENEVA ROAD, SMITHFIELD, PA 15478
TOWNSHIP OF NICHOLSON, COUNTY OF FAYETTE, COMMONWEALTH OF PENNSYLVANIA
TAX PARCEL NUMBER 24-19-0006

IMPROVEMENTS THEREON: SINGLE FAMILY RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$30,484.20

PROPERTY ADDRESS: 819 SMITHFIELD NEW GENEVA RD, SMITHFIELD, PA 15478

UPI / TAX PARCEL NUMBER: 24-19-0006

Seized and taken into execution to be sold as the property of ESTATE OF KAREN HLATKY DECEASED, SAMUEL T HLATKY AS ADMINISTRATOR AND KNOWN HEIR OF THE ESTATE OF KAREN HLATKY DECEASED in suit of US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1997-7.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
TIMOTHY D PADGETT PA
TALLAHASSEE, FL

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 288 OF 2025 ED/1419 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF CONNELLSVILLE, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 212 214 NORTH JEFFERSON STREET, CONNELLSVILLE, PA 15425
TAX PARCEL #05-09-0097

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: CLIFFORD FISHER AKA CLIFFORD E. FISHER AND TIFFANY FISHER AKA TIFFANY L. FISHER

ATTORNEY: KML LAW GROUP, P.C.

PROPERTY ADDRESS: 212 214 NORTH JEFFERSON ST, CONNELLSVILLE, PA 15425

UPI / TAX PARCEL NUMBER: 05-09-0097

Seized and taken into execution to be sold as the property of CLIFFORD E FISHER, TIFFANY L FISHER in suit of LAKEVIEW LOAN SERVICING LLC.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
KML LAW GROUP PC
PHILADELPHIA, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 148 OF 2025 ED/ 2492 OF 2023 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

OWNER(S) OF THE PROPERTY SITUATE IN THE BOROUGH OF MARKLEYSBURG, FAYETTE COUNTY, AND COMMONWEALTH OF PENNSYLVANIA:

BEING PARCEL NUMBER AND PIN NUMBER: 20-01-0056

PROPERTY BEING KNOWN AS : 201 MAIN STREET, MARKLEYSBURG PA 15459

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 201 MAIN ST, MARKLEYSBURG, PA 15459

UPI / TAX PARCEL NUMBER: 20-01-0056

Seized and taken into execution to be sold as the property of JEANETTE L FRAZEE in suit of US BANK TRUST COMPANY NATIONAL ASSOCIATION AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO BARCLAYS MORTGAGE TRUST 2022-RPL1 MORTGAGE BACKED SECURITIES SERIES 2022-RPL1.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
PINCUS LAW GROUP PLLC
MARLTON, NJ

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 300 OF 2025 ED/397 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

PROPERTY TO BE SOLD IS SITUATED IN THE TOWNSHIP OF NORTH UNION, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA.

COMMONLY KNOWN AS: 133 RUSKIN STREET, UNIONTOWN, PA 15401

PARCEL NUMBER: 25-38-0053

IMPROVEMENTS THEREON OF THE RESIDENTIAL DWELLING OR LOT(IF APPLICABLE): RESIDENTIAL DWELLING

JUDGEMENT AMOUNT \$63,542.30

PROPERTY ADDRESS: 133 RUSKIN ST, UNIONTOWN, PA 15401

UPI / TAX PARCEL NUMBER: 25-38-0053

Seized and taken into execution to be sold as the property of ROBERT C GRIMES KNOWN HEIR OF ANDREA E FREY A/K/A ANDREA FREY GRIMES DECEASED, DAMIAN FREY KNOWN HEIR OF ANDREA E FREY A/K/A ANDREA FREY GRIMES DECEASED, CAITLYN GRIMES KNOWN HEIR OF ANDREA E FREY A/K/A ANDREA FREY GRIMES DECEASED, UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER ANDREA E FREY A/K/A ANDREA FREY GRIMES DECEASED in suit of US BANK TRUST COMPANY NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF CIM TRUST 2023-R2.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
PHILADELPHIA, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 291 OF 2025 ED/2300 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

owner(s) of property situate in the BOROUGH OF MASONTOWN, FAYETTE County, Pennsylvania, being

118 DEBOLT AVENUE, MASONTOWN, PA 15461
Tax ID No. 2108013602 A/K/A 21-08-0136-02 A/K/A 21-08-013602
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$149,036.44

PROPERTY ADDRESS: 118 DEBOLT AVE, MASONTOWN, PA 15461

UPI / TAX PARCEL NUMBER: 21-08-0136-02

Seized and taken into execution to be sold as the property of JOSH HAJDUK in suit of FREEDOM MORTGAGE CORPORATION.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 312 OF 2025 ED/2000 OF 2017 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

OWNER(S) OF PROPERTY SITUATE IN THE TOWNSHIP OF LUZERNE, FAYETTE COUNTY, PENNSYLVANIA, BEING

636 PALMER ADAH ROAD, ADAH, PA 15410

PARCEL NO. 19-32-0017

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$105,872.67

PROPERTY ADDRESS: 636 PALMER ADAH RD, ADAH, PA 15410

UPI / TAX PARCEL NUMBER: 19-32-0017

Seized and taken into execution to be sold as the property of LENORA S HARFORD, THOMAS E WINGARD IN HIS CAPACITY AS HEIR OF WILMA JEAN WINGARD DECEASED, TAMMY M LYNCH IN HER CAPACITY AS HEIR OF WILMA JEAN WINGARD DECEASED, RICHARD A WINGARD IN HIS CAPACITY AS HEIR OF WILMA JEAN WINGARD DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER WILMA JEAN WINGARD, DECEASED in suit of ANTHIUM LLC.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
ORLANS ASSOCIATES PC
TROY, MI

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 309 OF 2025 ED/2473 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF REDSTONE, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 637 STONE CHURCH ROAD, NEW SALEM, PA 15468

TAX PARCEL # 30-31-0030-01

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: JASON HARVEY AND ELLIE PINARDI AKA ELEANOR PINARDI

PROPERTY ADDRESS: 637 STONE CHURCH RD, NEW SALEM, PA 15468

UPI / TAX PARCEL NUMBER: 30-31-0030-01

Seized and taken into execution to be sold as the property of JASON HARVEY, ELLIE A/K/A ELEANOR PINARDI in suit of ROCKET MORTGAGE LLC F/K/A QUICKEN LOANS LLC F/K/A QUICKEN LOANS INC.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
KML LAW GROUP PC
PHILADELPHIA, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 69 OF 2025 ED/1101 OF 2021 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

SITUATE IN THE TOWNSHIP OF NORTH UNION, FAYETTE COUNTY, PENNSYLVANIA BEING KNOWN AS 137 BERNARD ST, UNIONTOWN, PA 15401

PARCEL NO. 25-31-0043

IMPROVEMENTS- RESIDENTIAL REAL ESTATE

SOLD AS THE PROPERTY OF - MARJORIE V. HOLUP

PROPERTY ADDRESS: 137 BERNARD ST, UNIONTOWN, PA 15401

UPI / TAX PARCEL NUMBER: 25-31-0043

Seized and taken into execution to be sold as the property of MARJORIE V HOLUP in suit of INTERSTATE INTRINSIC VALUE FUND A LLC.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 281 OF 2025 ED/2009 OF 2023 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

OWNERS OF PROPERTY SITUATE IN THE BOROUGH OF SOUTH CONNELLSVILLE, FAYETTE COUNTY, PENNSYLVANIA, BEING PIN NUMBER 33-03-0090.

PROPERTY BEING KNOWN AS: 1419 EAST GIBSON AVE, CONNELLSVILLE, PA 15425

IMPROVEMENTS THEREON: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1419 EAST GIBSON AVE, CONNELLSVILLE, PA 15425

UPI / TAX PARCEL NUMBER: 33-03-0090

Seized and taken into execution to be sold as the property of **PHYLLIS E KIMMEL** in suit of **WILMINGTON SAVINGS FUND SOCIETY FSB AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A C/O CARRINGTON MORTGAGE SERVICES LLC.**

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
HILL WALLACK LLP
YARDLEY, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 313 OF 2025 ED/ 1731 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

PROPERTY ADDRESS: 191 CONNOR ROAD, INDIAN HEAD, PA 15446

TOWNSHIP OF SALTICK, COUNTY OF FAYETTE, COMMONWEALTH OF PENNSYLVANIA

TAX PARCEL NUMBER: 31-15-0175

IMPROVEMENTS THEREON: SINGLE FAMILY RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$39,093.56

PROPERTY ADDRESS: 191 CONNOR RD, INDIAN HEAD, PA 15446

UPI / TAX PARCEL NUMBER: 31-15-0175

Seized and taken into execution to be sold as the property of NANCY J KNOPSNIDER, JESSE R KNOPSNIDER in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR GSAMP TRUST 2004-WF MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-WF.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
TIMOTHY D PADGETT, P.A.
TALLAHASSEE, FL

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 189 OF 2025 ED/1126 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THOSE CERTAIN PIECES OR LOTS OF LAND SITUATE IN THE BOROUGH OF SOUTH CONNELLSVILLE, FAYETTE COUNTY, PENNSYLVANIA KNOWN AS AS PARCEL NO. 33-07-0029-01, BEING THE WESTERN HALF OF LOTS NOS. 2505,2506 AND 2507 FRONTING 60 FEET ON MENTZER AVENUE AND EXTENDING 120 FEET ALONG AN UNNAMED AND UNOPENED ALLEY, MORE PARTICULARLY DESCRIBED IN THE CONNELLSVILLE EXTENSION COMPANY PLAN OF LOTS NO. 2 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR FAYETTE COUNTY IN PLAN BOOK VOLUME 2, PAGE 60, AND IN DEED RECORDED IN RECORD BOOK 3408, PAGE 1371.

THE ADDRESS OF THE SUBJECT PROPERTY IS 202 MENTZER AVENUE, CONNELLSVILLE, PENNSYLVANIA 15425.

PROPERTY ADDRESS: 202 MENTZER AVE, CONNELLSVILLE, PA 15425

UPI / TAX PARCEL NUMBER: 33-07-0029-01

Seized and taken into execution to be sold as the property of RANDALL H LAKE, SAMANTHA J LAKE in suit of THE UNITED FEDERAL CREDIT UNION.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
DEHAAS LAW LLC
UNIONTOWN, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 312 OF 2023 ED/2147 OF 2023 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

owner(s) of property situate in the BOROUGH OF POINT MARION, FAYETTE County, Pennsylvania, being

1093 MORGANTOWN RD, POINT MARION, PA 15474

Tax ID No. 29030104 aka 29-03-0104

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$167,124.53

PROPERTY ADDRESS: 1093 MORGANTOWN RD, PT MARION, PA 15474

UPI / TAX PARCEL NUMBER: 29-03-0104

Seized and taken into execution to be sold as the property of PAUL WILSON LONG, III in suit of FREEDOM MORTGAGE CORPORATION.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 263 OF 2025 ED/2166 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

owner(s) of property situate in the NORTH UNION TOWNSHIP, FAYETTE County, Pennsylvania, being

201 PARK AVE, UNIONTOWN, PA 15401

Tax ID No. 25430076 AKA 25-43-0076

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$67,757.20

PROPERTY ADDRESS: 201 PARK AVE, UNIONTOWN, PA 15401

UPI / TAX PARCEL NUMBER: 25-43-0076

Seized and taken into execution to be sold as the property of **MEGAN RACHELLE MCCARTY** in suit of **STOCKTON MORTGAGE CORPORATION**.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
WINSTON SALEM, NC

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 236 OF 2025 ED/1044 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

SITUATE IN HENRY CLAY, FAYETTE COUNTY, PENNSYLVANIA, TOWNSHIP OF HENRY CLAY BEING KNOWN AS 244 SICKLE RIDGE ROAD, HENRY CLAY, PA 15424

PARCEL NO. 16-12-0130-10

IMPROVEMENTS- RESIDENTIAL REAL ESTATE

SOLD AS THE PROPERTY OF - JASON MINOR AND YVONNE M MINOR

PROPERTY ADDRESS: 244 SICKLE RIDGE RD, HENRY CLAY, CONFLUENCE, PA 15424

UPI / TAX PARCEL NUMBER: 16-12-0130-10

Seized and taken into execution to be sold as the property of JASON MINOR, YVONNE M MINOR in suit of ARVEST BANK.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 290 OF 2025 ED/2361 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

owner(s) of property situate in the WASHINGTON TOWNSHIP, FAYETTE County, Pennsylvania, being

209 REDSTONE CHURCH RD, PERRYOPOLIS, PA 15473

Tax ID No. 41200037 a/k/a 41-20-0037 a/k/a 41-20-37

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$33,962.50

PROPERTY ADDRESS: 209 REDSTONE CHURCH RD, PERRYOPOLIS, PA 15473

UPI / TAX PARCEL NUMBER: 41-20-0037

Seized and taken into execution to be sold as the property of FREDRICK A/K/A FREDERICK R MOLLARD in suit of DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2004-1 MORTGAGE LOAN ASSET BACKED NOTES AND CERTIFICATES, SERIES 2004-1.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 301 OF 2025 ED/2285 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

PROPERTY TO BE SOLD IS SITUATED IN THE TOWNSHIP OF NORTH UNION, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA.

COMMONLY KNOWN AS: 140 VICTORIA AVENUE, HOPWOOD, PA 15445

PARCEL NUMBER: 25-46-013710

IMPROVEMENTS THEREON OF THE RESIDENTIAL DWELLING OR LOT (IF APPLICABLE)

JUDGEMENT AMOUNT: \$57,751.86

PROPERTY ADDRESS: 140 VICTORIA AVENUE, HOPWOOD, PA 15445

UPI / TAX PARCEL NUMBER: 25-46-0137-10

Seized and taken into execution to be sold as the property of GARY L MURRAY in suit of US BANK TRUST COMPANY NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR IN INTEREST TO US BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE FOR THE HOLDERS OF THE CIM TRUST 2021-R1 MORTGAGE-BACKED NOTES SERIES 2021-R1.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
PHILADELPHIA, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 308 OF 2025 ED/2564 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN LOT OF LAND SITUATE IN NORTH UNION TOWNSHIP, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 545 EAST MAIN STREET, UNIONTOWN, PA 15401

TAX PARCEL #25-43-0155

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: RACHAEL REAM AKA RACHAEL A. REAM

PROPERTY ADDRESS: 545 EAST MAIN ST, UNIONTOWN, PA 15401

UPI / TAX PARCEL NUMBER: 25-43-0155

Seized and taken into execution to be sold as the property of RACHAEL A REAM in suit of M & T BANK.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
KML LAW GROUP PC
PHILADELPHIA, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 278 OF 2025 ED/2179 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN WHARTON TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA.

BEING KNOWN AS: 37 CANAAN CHURCH RD, FARMINGTON, PA 15437

BEING PARCEL NUMBER: 42-31-0010

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 37 CANAAN CHURCH RD, FARMINGTON, PA 15437

UPI / TAX PARCEL NUMBER: 42-31-0010

Seized and taken into execution to be sold as the property of JEREMY COLE RICE, LYNSAY RICE in suit of FIFTH THIRD BANK NA.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
RAS CITRON LLC
MT LAUREL, NJ

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 276 OF 2025 ED/2178 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN TRACT OF LAND SITUATE IN DUNBAR TOWNSHIP, FAYETTE COUNTY, COMMONWEALTH OF PENNSYLVANIA.

PARCEL ID: 09-31-0200

PROPERTY ADDRESS: 542 HIGH ST, DUNBAR, PA 15431

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$108,160.07

PROPERTY ADDRESS: 542 HIGH ST, DUNBAR, PA 15431

UPI / TAX PARCEL NUMBER: 09-31-0200

Seized and taken into execution to be sold as the property of TADD RICHTER in suit of LAKEVIEW LOAN SERVICING LLC.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
MCALLA RAYMER LEIBERT PIERCE LLP
PHILADELPHIA, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 235 OF 2025 ED/620 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF FRANKLIN COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, KNOWN AS 16 OLD PITTSBURGH LANE, SMOCK, PA 15480 HAVING ERECTED THEREON A DWELLING HOUSE.

BEING KNOWN AND DESIGNATED AS TAX ID NO.: 13-08-0018

BEING THE SAME PREMISES WHICH JAMES E WARHOLA CO-EXECUTOR AND MARY LOUISE SIMPSON, CO-EXECUTRIX OF THE ESTATE OF ANNE WARHOLA AKA ANNA WARHOLA, BY DEED DATED MAY 19, 2017 AND RECORDED IN AND FOR FAYETTE COUNTY, PENNSYLVANIA IN DEED BOOK 3341, PAGE 1796, GRANTED AND CONVEYED UNTO STEVEN M. RILEY AND BETSY K. RILEY HUSBAND AND WIFE.

PROPERTY ADDRESS: 16 OLD PITTSBURGH LN, SMOCK, PA 15480

UPI / TAX PARCEL NUMBER: 13-08-0018

Seized and taken into execution to be sold as the property of STEVEN M RILEY, BETSY K RILEY in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
THE MANLEY LAW FIRM LLC
COLUMBUS, OH

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 294 OF 2025 ED/2306 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF BULLSKIN, COUNTY OF FAYETTE, AND COMMONWEALTH OF PENNSYLVANIA, KNOWN AS 164 ROCK POOL ROAD, ACME, PA 15610 HAVING ERECTED THEREON A DWELLING HOUSE.

BEING KNOWN AND DESIGNATED AS TAX ID NO.: 04120093

BEING THE SAME PREMISES WHICH JAMES BOGGS AND BRENDA LEE BOGGS, HIS WIFE, BY DEED DATED MAY 20, 1994 AND RECORDED IN AND FOR FAYETTE COUNTY, PENNSYLVANIA IN DEED BOOK 1371, PAGE 53, GRANTED AND CONVEYED UNTO DONALD P. SHRUM AND PATRICIA J SHRUM, HIS WIFE.

PROPERTY ADDRESS: 164 ROCK POOL RD, ACME, PA 15610

UPI / TAX PARCEL NUMBER: 04-12-0093

Seized and taken into execution to be sold as the property of ROBIN A ROYER AS EXECUTOR TO THE ESTATE OF DONALD P SHRUM in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
THE MANLEY LAW FIRM LLC
COLUMBUS, OH

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 212 OF 2025 ED/1168 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF SALTICK, COUNTY OF FAYETTE, COMMONWEALTH OF PENNSYLVANIA.

BEING THE SAME PREMISES WHICH MATTHEW SHAFFER, BY DEED DATED 2/29/2024 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF FAYETTE COUNTY ON 3/6/2024 IN DEED BOOK VOLUME 3570, PAGE 1563, GRANTED AND CONVEYED UNTO AUSTIN MICHAEL NICOLETTE AND MICHAEL JAMES RULE.

BEING KNOWN AS 215 HILLVIEW LANE, MELCROFT, PENNSYLVANIA 15462

PARCEL #31-16-0009

PROPERTY ADDRESS: 215 HILLVIEW LANE, MELCROFT, PA 15462

UPI / TAX PARCEL NUMBER: 31-16-0009

Seized and taken into execution to be sold as the property of MICHAEL JAMES RULE, AUSTIN MICHAEL NICOLETTE in suit of EQUITY PRIME MORTGAGE LLC.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
POWERS KIRN LLC
TREVOSE, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 246 OF 2025 ED/1452 OF 2024 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN MENALLEN TOWNSHIP, FAYETTE COUNTY, COMMONWEALTH OF PENNSYLVANIA.

BEING THE SAME PREMISES which Christopher Holdings, LLC, by Deed dated 5/3/2022 and recorded in the Office of the Recorder of Deeds of Fayette County on 5/5/2022 in Deed Book Volume 3512, Page 764, Instrument No. 202200004816, granted and conveyed unto Brittnie N. Sanner.

BEING known as 344 New Salem Road, Uniontown, Pennsylvania 15401

PARCEL # 22-21-0139

PROPERTY ADDRESS: 344 NEW SALEM RD, UNIONTOWN, PA 15401

UPI / TAX PARCEL NUMBER: 22-21-0139

Seized and taken into execution to be sold as the property of BRITTNIE N SANNER in suit of PENNYMAC LOAN SERVICES LLC.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
POWERS KIRN LLC
TREVOSE, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 262 OF 2025 ED/948 OF 2024 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE NORTH UNION TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 232 MADISON AVENUE HOPWOOD, PA 15445

BEING PARCEL NUMBER: 25530066

IMPROVEMENTS: RESIDENTIAL PROPERTY

Case Number: 2024-00948

Judgment Amount: \$39,523.61

PROPERTY ADDRESS: 232 MADISON AVE, HOPWOOD, PA 15445

UPI / TAX PARCEL NUMBER: 25-53-0066

Seized and taken into execution to be sold as the property of CANDY S SCOTT, ROBERT H SCOTT in suit of US BANK TRUST NATIONAL ASSOCIATION NIT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
RAS CITRON LLC
MT LAUREL, NJ

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 314 OF 2025 ED/2454 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

PROPERTY ADDRESS: 365 MELCROFT ROAD, WHITE, PA

TOWNSHIP OF SALTICK, COUNTY OF FAYETTE, COMMONWEALTH OF PENNSYLVANIA

TAX PARCEL NUMBER: 31-08-0112-01

IMPROVEMENTS THEREON: SINGLE FAMILY RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$113,378.69

PROPERTY ADDRESS: 365 MELCROFT RD, WHITE, PA 15490

UPI / TAX PARCEL NUMBER: 31-08-0112-01

Seized and taken into execution to be sold as the property of **ADAM J SHAFFER, SR** in suit of **MARLIN MORTGAGE CAPITAL LLC**.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
TIMOTHY D PADGETT PA
TALLAHASSEE, FL

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 296 OF 2025 ED/332 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN PIECE PARCEL OR TRACT OF LAND BEING SITUATE AND LAYING IN THE BOROUGH OF BROWNSVILLE, FORMERLY BOROUGH OF SOUTH BROWNSVILLE, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN A CERTAIN DEED DATED MAY 6, 2013 FROM DELMAR SMITH AND LORAIN SMITH, TO DUANE SMITH, UNMARRIED AND CYNTHIA WANDELL, UNMARRIED, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF FAYETTE COUNTY, PA ON MAY 15, 2013 IN DBV 3219, PG 1191.

IMPROVEMENT THEREON.: A RESIDENTIAL DWELLING

BEING COMMONLY KNOWN AS 441 HIGH ST, BROWNSVILLE, PA 15417.

BEING KNOWN AND DESIGNATED AS TAX PARCEL NO.: 02-10-0094

PROPERTY ADDRESS: 441 HIGH ST, BROWNSVILLE, PA 15417

UPI / TAX PARCEL NUMBER: 02-10-0094

Seized and taken into execution to be sold as the property of DUANE SMITH, CYNTHIA A WANDELL A/K/A SMITH in suit of FIRST NATIONAL BANK OF PENNSYLVANIA.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
FIRST NATIONAL BANK OF PA
PITTSBURGH, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 237 OF 2025 ED/676 OF 2024 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

SITUATE IN DUNBAR, FAYETTE COUNTY, PENNSYLVANIA, TOWNSHIP OF DUNBAR BEING KNOWN AS 374 FERGUSON RD, DUNBAR, PA 15431-2013

PARCEL NO. 09-31-0226

IMPROVEMENTS- RESIDENTIAL REAL ESTATE

SOLD AS THE PROPERTY OF RALPH STAFFORD.

PROPERTY ADDRESS: 374 FERGUSON RD, DUNBAR, PA 15431

UPI / TAX PARCEL NUMBER: 09-31-0226

Seized and taken into execution to be sold as the property of RALPH STAFFORD in suit of PHH MORTGAGE CORPORATION.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 242 OF 2025 ED/2424 OF 2024 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

Owner of property situated in the Borough of Fayette City, Fayette County, Pennsylvania

436 2nd Street, Fayette City, PA 15438

Parcel No. 12-04-0003

Improvements thereon: Residential Single-Family Dwelling

PROPERTY ADDRESS: 436 2ND ST, FAYETTE CITY, PA 15438

UPI / TAX PARCEL NUMBER: 12-04-0003

Seized and taken into execution to be sold as the property of **GEORGE A STUYVESANT, KIM MARIE STUYVESANT** in suit of **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-25 C/O NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING(FKA SPECIALIZED LOAN SERVICING LLC)**.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
PARKER MCCAY
MT LAUREL, NJ

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 232 OF 2025 ED/1225 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

LOCATED IN: TOWNSHIP OF DUNBAR, FAYETTE COUNTY
STREET ADDRESS: 1508 WEST GREEN STREET, CONNELLSVILLE, FAYETTE COUNTY, PENNSYLVANIA 15425.

BRIEF DESCRIPTION OF PROPERTY: RESIDENTIAL, SINGLE-FAMILY HOME

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING
RECORD BOOK VOLUME : 3469, PAGE 1270

TAX ASSESSMENT NUMBER(S): MAP NOS.: 09-18-0080 AND 09-18-0080-01

PROPERTY ADDRESS: 1508 WEST GREEN ST, CONNELLSVILLE, PA 15425

UPI / TAX PARCEL NUMBER: 09-18-0080;09-18-0080-01

Seized and taken into execution to be sold as the property of JUSTIN A TEETS, SHANNA R TEETS in suit of SOMERSET TRUST COMPANY.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
SPENCE, CUSTER,
JOHNSTOWN, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 139 OF 2025 ED/279 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

PROPERTY TO BE SOLD IS SITUATED IN THE BOROUGH/TOWNSHIP OF DUNBAR, COUNTY OF FAYETTE AND STATE OF PENNSYLVANIA.

COMMONLY KNOWN AS: 14 HANCOCK STREET, DUNBAR, PA 15431

PARCEL NUMBER 08-03-0069 AND 08-03-0069-01

IMPROVEMENTS THEREON OF THE RESIDENTIAL DWELLING OR LOT(IF APPLICABLE):

JUDGEMENT AMOUNT: \$105,478.63

PROPERTY ADDRESS: 14 HANCOCK ST, DUNBAR, PA 15431

UPI / TAX PARCEL NUMBER: 08-03-006-08-03-0069-01

Seized and taken into execution to be sold as the property of LON D WELSH, DAWNA C WELSH in suit of WILMINGTON SAVINGS FUN SOCIETY FSB AS INDENTURE TRUSTEE WITH RESPECT TO CIM TRUST 2023-R1.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
PHILADELPHIA, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 295 OF 2025 ED/1197 OF 2023 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SIUTATE IN THE TOWNSHIP OF LUZERNE, COUNTY OF FAYETTE, COMMONWEALTH OF PENNSYLVANIA, LOCATED IN A PLAN OF LOTS PREPARED BY A.M. SHAFFER REGISTERED ENGINEER, DATED NOVEMBER 26, 1955, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMONLY KNOWN AS: 215 TELEGRAPH ROAD, BROWNSVILLE, PA 15417

TAX PARCEL NO. 19-06-0076

TOGETHER WITH SUCH RIGHTS AND SUBJECT TO ANY EXCEPTIONS, RESTRICTIONS, RESERVATIONS AND CONDITIONS AS EXIST BY VIRTUE OF PRIOR RECORDED INSTRUMENTS, DEEDS OR CONVEYANCES.

PROPERTY ADDRESS: 215 TELEGRAPH RD, BROWNSVILLE, PA 15417

UPI / TAX PARCEL NUMBER: 19-06-0076

Seized and taken into execution to be sold as the property of KENNETH S WHITLOCK ADMINISTRATOR OF THE ESTATE OF MARGARET J HIBBS DECEASED in suit of NATIONSTAR MORTGAGE LLC.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLP
MT LAUREL, NJ

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 283 OF 2025 ED/2715 OF 2018 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE GEORGES TOWNSHIP, FAYETTE COUNTY PENNSYLVANIA:

BEING KNOWN AS: 19 KIGER ST SMITHFIELD, PA 15478

BEING PARCEL NUMBER: 32-07-0011

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 19 KIGER ST, SMITHFIELD, PA 15478

UPI / TAX PARCEL NUMBER: 32-07-0011

Seized and taken into execution to be sold as the property of RICHARD E WOLFE, GARNET M WOLFE, DECEASED in suit of BANK OF AMERICA NA.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
RAS CITRON LLC
MT LAUREL, NJ

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 307 OF 2025 ED/286 OF 2024 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN PIECE PARCEL OR TRACT OF LAND BEING SITUATE AND LAYING IN THE TOWNSHIP OF MENALLEN, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN A CERTAIN DEED DATED MAY 29, 2015 FROM ROBERT C. YATSKO AND JUNE E. YATSKO TO ROBERT C YATSKO AND LEIGH YATSKO, HIS WIFE, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF FAYETTE COUNTY ON JUNE 1, 2015 IN DEED BOOK VOLUME 3278, PAGE 1714. ROBERT C. YATSKO DIED ON JULY 8, 2022 AND UPON HIS DEATH TITLE VESTED IN LEIGH YATSKO AS SURVIVING OWNER BY OPERATION OF LAW.

IMPROVEMENT THEREON: A FRAME RESIDENTIAL DWELLING BEING KNOWN AND NUMBERED 130 CARR ST, NEW SALE, PA 15468.

TAX PARCEL NUMBER: 22-10-0046

PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF LEIGH YATSKO.

PROPERTY ADDRESS: 130 CARR ST, NEW SALEM, PA 15468

UPI / TAX PARCEL NUMBER: 22-10-0046

Seized and taken into execution to be sold as the property of LEIGH YATSKO in suit of AMOS FINANCIAL LLC.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
FEIN SUCH KAHN & SHEPARD PC
ALLEN TOWN, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 255 OF 2025 ED/1767 OF 2025 GD

Issued out of the Court of Common Pleas of Fayette County, Pennsylvania and to me directed, I will expose the following described property at public sale at <https://fayette.pa.realforeclose.com> on:

THURSDAY, MARCH 19, 2026
AT 2:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN PIECE PARCEL OR TRACT OF LAND BEING SITUATE AND LAYING IN THE CITY OF UNIONTOWN, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN A CERTAIN DEED DATED AUGUST 25, 2023 FROM SHANNON ARONHALT, EXECUTOR OF THE ESTATE OF GWENDOLYN TAKACS, A/K/A GWENDOLYN O. TAKACS, DECEASED, TO ANNA K YOUNG, AN UNMARRIED PERSON, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF FAYETTE COUNTY, PA ON AUGUST 30, 2023 IN DBV 3556, PG 544

IMPROVEMENT THEREON: A RESIDENTIAL DWELLING

BEING COMMONLY KNOWN AS 237 WILSON AVENUE, UNIONTOWN, PA 15401

BEING KNOWN ASN DESIGNATED AS TAX PARCEL NO.: 38-12-0539

PROPERTY ADDRESS: 237 WILSON AVE, UNIONTOWN, PA 15401

UPI / TAX PARCEL NUMBER: 38-12-0539

Seized and taken into execution to be sold as the property of ANNA K YOUNG in suit of FIRST NATIONAL BANK OF PENNSYLVANIA.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Real auction via wire transfer or ACH per Real auction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

Attorney for the Plaintiff:
FIRST NATIONAL BANK OF PA
PITTSBURGH, PA

JAMES CUSTER, Sheriff
FAYETTE COUNTY, Pennsylvania