

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **AUG 1, 2025**
Sheriff No. **24003480**
Court Case No. **2015-6912**

Prop Location: **21 ELICH ROAD BURGETTSTOWN, PA 15021**

WELLS FARGO BANK, N.A.

vs JACLYN ELICH

DEPUTIES EDUCATION FUND	\$40.00
LEVY ON EACH PARCEL	\$15.00
POSTER & HANDBILL FOR EACH PARCEL	\$15.00
PREPARE ADD FOR EACH PARCEL	\$15.00
PROTHONOTARY	\$12.00
SERVING & POSTING - REAL PROPERTY	\$30.00
COPIES OF COST SHEETS	\$4.00
COST OF SALE-REAL ESTATE	\$10.00
DEED	\$30.00
DISTRIBUTION SHEET PREPARATION	\$25.00
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
ADVERTISING - OBSERVER	\$224.63
REAL ESTATE CONTINUED SALES	\$60.00
POUNDAGE	\$2,365.82
SALE AUCTION FEE	\$250.00
WASHINGTON CO TAX	\$224.09
DEMO/REHAB FUND	\$250.00
MILEAGE	\$50.92
Total:	\$3,651.46
Liens	

Principal Amt		\$118,291.17
Interest		67,452.60
Attorney Fees		
PRO		2,718.86
SATISFACTION		188,462.63
Poundage	2,365.82	3,651.46
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		\$3,651.46
TAXES THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)		
FAIR MARKET VALUE:		
Total Taxes and Liens		
Grand Total	192,114	09

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **AUG 1, 2025**

Sheriff No. **25001707**

Court Case No. **2021-7808**

Prop Location: **500 NORTH CHESS STREET A/K/A 500 CHESS STREET MONONGAHELA, PA 15063**

MORTGAGE ASSETS MANAGEMENT LLC

vs LARRY MARTIN, In His Capacity as Heir of ROSE MARIE LANGAN, ET AL

DEPUTIES EDUCATION FUND	\$80.00	Principal Amt	\$123,643.75
LEVY ON EACH PARCEL	\$15.00	Interest	2,500.59
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	624.70
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$60.00		
COPIES OF COST SHEETS	\$4.00		
COST OF SALE-REAL ESTATE	\$10.00		
DEED	\$30.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00		
TAX SEARCH - CLAIM	\$5.00	SATISFACTION	126,769.04
TAX SEARCH - TREASURER	\$10.00	Poundage	2,472.88
ADVERTISING - OBSERVER	\$246.70	Sheriff Cost	3,656.18
COPY OF WRIT	\$6.00	Sheriff Cost & Taxes & Lien	
POUNDAGE	\$2,472.88	Poundage	
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
POSTAGE	\$4.00		
MILEAGE	\$130.60		
Total:	\$3,656.18	Total 1 st Column	\$3,656.18
		TAXES	
		THIRD PARTY PURHCASER: REAL ESTATE TRANSFER	
		TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
		FAIR MARKET VALUE:	
		Total Taxes and Liens	
		Grand Total	130,425 22

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **AUG 1, 2025**

Sheriff No. **25000903**

Court Case No. **2022-3213**

Prop Location: **172 COAL BLUFF ROAD FINLEYVILLE, PA 15332**

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

**vs MARY HULLEY KARLEK, Personal
Representative of the Estate of OLGA R.
HULLEY, DECEASED**

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$140,205.10
LEVY ON EACH PARCEL	\$15.00	Interest	4,633.05
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	290.81
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$30.00		
COPIES OF COST SHEETS	\$4.00		
COST OF SALE-REAL ESTATE	\$10.00		
DEED	\$30.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00	SATISFACTION	145,128.96
TAX SEARCH - CLAIM	\$5.00	Poundage	2,804.10
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	3,906.00
ADVERTISING - OBSERVER	\$291.66	Sheriff Cost & Taxes & Lien	
REAL ESTATE CONTINUED SALE	\$20.00	Poundage	
COPIES OF WRIT	\$12.00		
POUNDAGE	\$2,804.10		
SALE AUCTION FEE	\$250.00		
POSTAGE	\$4.00		
DEMO/REHAB FUND	\$250.00		
MILEAGE	\$48.24		
Total:	\$3,906.00	Total 1 st Column	\$3,906.00
		TAXES	
		THIRD PARTY PURHCASER: REAL ESTATE TRANSFER	
		TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
		FAIR MARKET VALUE:	
		Total Taxes and Liens	
		Grand Total	149,034 96

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **PINCUS LAW GROUP PLLC**

Date: **AUG 1, 2025**

Sheriff No. **25001752**

Court Case No. **2023-1197**

Prop Location: **135 CHURCH STREET WASHINGTON, PA 15301**

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

vs TARA REYNOLDS A/K/A TARA HOLDEN

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$23,443.33
LEVY ON EACH PARCEL	\$15.00	Interest	1,842.07
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	312.70
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$30.00		
COPIES OF COST SHEETS	\$4.00		
COST OF SALE-REAL ESTATE	\$10.00		
DEED	\$30.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00	SATISFACTION	25,598.10
TAX SEARCH - CLAIM	\$5.00	Poundage 468.87	2,620.56
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$234.79	Sheriff Cost & Taxes & Lien	
COPIES OF WRIT	\$12.00	Poundage	
POUNDAGE	\$468.87		
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
POSTAGE	\$8.00		
WASHINGTON-E WASHINGTON JT AUTH	\$1,158.30		
MILEAGE	\$12.60		
Total:	\$2,620.56	Total 1 st Column	\$2,620.56
		TAXES	
		THIRD PARTY PURHCASER: REAL ESTATE TRANSFER	
		TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
		FAIR MARKET VALUE:	
		Total Taxes and Liens	
		Grand Total	28,218 66

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

UPDATED 7/24/25

Attorney: **PURCELL KRUG & HALLER**

Date:

AUG 1, 2025

Sheriff No.

25001791

Court Case No.

2023-5829

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

PENNSYLVANIA HOUSING FINANCE AGENCY

vs HOPE M. HAYMAN

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$62,370.11
LEVY ON EACH PARCEL	\$15.00	Interest	N/A
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	754.80
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$30.00		
COPIES OF COST SHEETS	\$4.00		
COST OF SALE-REAL ESTATE	\$10.00		
DEED	\$30.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00		
TAX SEARCH - CLAIM	\$5.00	SATISFACTION	63,124.91
TAX SEARCH - TREASURER	\$10.00	Poundage	1,247.40
ADVERTISING - OBSERVER	\$222.88	Sheriff Cost	4,219.06
COPIES OF WRIT	\$18.00	Sheriff Cost & Taxes & Lien	
POUNDAGE	\$1,247.40	Poundage	
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
CHARTIERS TWP. TAX	\$953.21		
CHARTIERS TWP SEWER FUND	\$1,015.87		
MILEAGE	\$35.70		
Total:	\$4,219.06	Total 1 st Column	\$4,219.06
		TAXES	
		THIRD PARTY PURHCASER: REAL ESTATE TRANSFER	
		TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
		FAIR MARKET VALUE:	
		Total Taxes and Liens	
		Grand Total	67,343 97

*****UPDATED 7/24/25*****

Prop Location: **100 BELMONT AVENUE MEADOWLANDS, PA 15347**

**vs KRISTI SERALY AKA KRISTI BONUS, In Her
Capacity as Executrix and Devisee of the Estate
of EDWARD J. FURMANEK AKA EDWARD JOHN
FURMANEK**

DEPUTIES EDUCATION FUND	\$40.00
LEVY ON EACH PARCEL	\$15.00
POSTER & HANDBILL FOR EACH PARCEL	\$15.00
PREPARE ADD FOR EACH PARCEL	\$15.00
PROTHONOTARY	\$12.00
SERVING & POSTING - REAL PROPERTY	\$30.00
COPIES OF COST SHEETS	\$4.00
COST OF SALE-REAL ESTATE	\$10.00
DEED	\$30.00
DISTRIBUTION SHEET PREPARATION	\$25.00
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
ADVERTISING - OBSERVER	\$270.52
POUNDAGE	\$4,566.35
SALE AUCTION FEE	\$250.00
DEMO/REHAB FUND	\$250.00
CHARTIERS TWP SEWER FUND	\$30.75
MILEAGE	\$12.60
Total:	\$5,606.22
Liens	

Principal Amt		\$228,317.49
Interest		5,011.50
Attorney Fees		
PRO		242.15
SATISFACTION		233,571.14
Poundage 4,566.35	5,606.22	
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		\$5,606.22
TAXES		
THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)		
FAIR MARKET VALUE:		
Total Taxes and Liens		
Grand Total	239,177	36

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: KML LAW GROUP, P.C.

Date: **AUG 1, 2025**
Sheriff No. **25001550**
Court Case No. **2024-1669**

Prop Location: **69 HONOR STREET COAL CENTER, PA 15423**

WILMINGTON SAVINGS FUND SOCIETY, FSB, Not vs GERTRUDE CURZON
In Its Individual Capacity But Solely As Trustee Of
Shorebreak NPL Trust

DEPUTIES EDUCATION FUND	\$20.00	Principal Amt	\$69,048.70
LEVY ON EACH PARCEL	\$15.00	Interest	190.89
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	338.00
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$15.00		
COPIES OF COST SHEETS	\$4.00		
COST OF SALE-REAL ESTATE	\$10.00		
DEED	\$30.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00	SATISFACTION	69,577.59
TAX SEARCH - CLAIM	\$5.00	Poundage 1,380.97	2,390.79
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$270.52	Sheriff Cost & Taxes & Lien	
COPY OF WRIT	\$6.00	Poundage	
POUNDAGE	\$1,380.97		
SALE AUCTION FEE	\$250.00	Total 1 st Column	\$2,390.79
DEMO/REHAB FUND	\$250.00	TAXES	
POSTAGE	\$8.00	THIRD PARTY PURHCASER: REAL ESTATE TRANSFER	
MILEAGE	\$34.30	TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
Total:	\$2,390.79	FAIR MARKET VALUE:	
Liens			
		Total Taxes and Liens	
		Grand Total	71,968 38

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **FRIEDMAN VARTOLO LLP**

Date:

AUG 1, 2025

Sheriff No.

25000905

Court Case No.

2024-3395

Prop Location: **668 1/2 ADDISON STREET WASHINGTON, PA 15301**

U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL vs GDC INVESTMENTS LLC

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$98,721.37
LEVY ON EACH PARCEL	\$15.00	Interest	2,061.21
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	N/A
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$30.00		
COPIES OF COST SHEETS	\$4.00		
COST OF SALE-REAL ESTATE	\$10.00		
DEED	\$30.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00		
TAX SEARCH - CLAIM	\$5.00	SATISFACTION	100,782.58
TAX SEARCH - TREASURER	\$10.00	Poundage	1,974.43
ADVERTISING - OBSERVER	\$255.93	Sheriff Cost	4,592.45
REAL ESTATE CONTINUED SALE	\$20.00	Sheriff Cost & Taxes & Lien	
COPY OF WRIT	\$6.00	Poundage	
POUNDAGE	\$1,974.43		
SALE AUCTION FEE	\$250.00		
POSTAGE	\$4.00		
WASHINGTON-E WASHINGTON JT AUTH	\$456.28		
DEMO/REHAB FUND	\$250.00		
WASHINGTON CITY SOLID WASTE	\$1,119.66		
MILEAGE	\$30.15		
Total:	\$4,592.45	Total 1 st Column	\$4,592.45
		TAXES	
		THIRD PARTY PURHCASER: REAL ESTATE TRANSFER	
		TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
		FAIR MARKET VALUE:	
		Total Taxes and Liens	
		Grand Total	105,375 03

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **AUG 1, 2025**
 Sheriff No. **25001292**
 Court Case No. **2024-3715**

Prop Location: **100 LOOKOUT AVENUE CHARLEROI, PA 15022**

NATIONSTAR MORTGAGE, LLC

vs ELIZABETH WRAI SANDLER a/k/a ELIZABETH SANDLER

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$109,124.91
LEVY ON EACH PARCEL	\$15.00	Interest	2,546.49
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	271.33
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$30.00		
COPIES OF COST SHEETS	\$4.00		
COST OF SALE-REAL ESTATE	\$10.00		
DEED	\$30.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00	SATISFACTION	111,942.73
TAX SEARCH - CLAIM	\$5.00	Poundage	2,182.50
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	3,921.05
ADVERTISING - OBSERVER	\$258.61	Sheriff Cost & Taxes & Lien	
REAL ESTATE CONTINUED SALE	\$20.00	Poundage	
COPY OF WRIT	\$6.00		
POUNDAGE	\$2,182.50		
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
CHARLEROI BORO TAX – 2023, 2024 TRA	\$370.72		
CHARLEROI BORO TAX – 2025 TRASH	\$291.56		
MILEAGE	\$65.66		
Total:	\$3,921.05	Total 1 st Column	\$3,921.05
		TAXES	
		THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
		FAIR MARKET VALUE:	
		Total Taxes and Liens	
		Grand Total	115,863 78

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **AUG 1, 2025**
Sheriff No. **25001781**
Court Case No. **2024-4113**

Prop Location: **605 S CENTRAL AVENUE CANONSBURG, PA 15317**

U.S. BANK NATIONAL ASSOCIATION vs **SAMUEL D. WILLIAMS AND PATRICIA M. BOYLE**

DEPUTIES EDUCATION FUND	\$60.00	Principal Amt	\$45,045.02
LEVY ON EACH PARCEL	\$15.00	Interest	754.80
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	496.26
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$45.00		
COPIES OF COST SHEETS	\$4.00		
COST OF SALE-REAL ESTATE	\$10.00		
DEED	\$30.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00	SATISFACTION	46,296.08
TAX SEARCH - CLAIM	\$5.00	Poundage 900.90	13,203.72
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$234.79	Sheriff Cost & Taxes & Lien	
POUNDAGE	\$900.90	Poundage	
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
CBG HOUSTON JT SEWER AUTH	\$39.56		
CANONSBURG BOROUGH TAX	\$9,793.62		
TAX CLAIM - WASHINGTON COUNTY	\$1,440.25		
MILEAGE	\$33.60		
Total:	\$13,203.72	Total 1 st Column	\$13,203.72
		TAXES	
		THIRD PARTY PURHCASER: REAL ESTATE TRANSFER	
		TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
		FAIR MARKET VALUE:	
		Total Taxes and Liens	
		Grand Total	59,499 80

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: FRIEDMAN VARTOLO LLP

Date: **AUG 1, 2025**
Sheriff No. **25001736**
Court Case No. **2024-4208**

Prop Location: **120 SUGAR MAPLE CIRCLE WASHINGTON, PA 15301**

U.S. BANK TRUST NATIONAL ASSOCIATION **vs** **BIGGER AND BETTER RENTAL LLC**

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$92,501.99
LEVY ON EACH PARCEL	\$15.00	Interest	1,292.85
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	N/A
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$30.00		
COPIES OF COST SHEETS	\$4.00		
COST OF SALE-REAL ESTATE	\$10.00		
DEED	\$30.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00	SATISFACTION	93,794.84
TAX SEARCH - CLAIM	\$5.00	Poundage	1,850.04
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	4,725.43
ADVERTISING - OBSERVER	\$246.70	Sheriff Cost & Taxes & Lien	
POUNDAGE	\$1,850.04	Poundage	
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
POSTAGE	\$4.00		
WASHINGTON-E WASHINGTON JT AUTH	\$863.30		
WASHINGTON-E WASHINGTON JT AUTH	\$1,022.79		
MILEAGE	\$12.60		
Total:	\$4,725.43	Total 1 st Column	\$4,725.43
		TAXES	
		THIRD PARTY PURHCASER: REAL ESTATE TRANSFER	
		TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
		FAIR MARKET VALUE:	
		Total Taxes and Liens	
		Grand Total	98,520 27

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: KML LAW GROUP, P.C.

Date: **AUG 1, 2025**
Sheriff No. **25000910**
Court Case No. **2024-4712**

Prop Location: **811 PROSPECT AVENUE CHARLEROI, PA 15022**

PNC BANK, NATIONAL ASSOCIATION vs **JOHN W. JACOBS AND RACHEL W. ROMAN**

DEPUTIES EDUCATION FUND	\$60.00	Principal Amt	\$54,546.58
LEVY ON EACH PARCEL	\$15.00	Interest	1,216.95
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	834.36
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$45.00		
COPIES OF COST SHEETS	\$4.00		
COST OF SALE-REAL ESTATE	\$10.00		
DEED	\$30.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00	SATISFACTION	56,597.89
TAX SEARCH - CLAIM	\$5.00	Poundage 1,090.93	3,258.52
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$244.02	Sheriff Cost & Taxes & Lien	
REAL ESTATE CONTINUED SALE	\$20.00	Poundage	
COPIES OF WRIT	\$12.00		
POUNDAGE	\$1,090.93		
SALE AUCTION FEE	\$250.00		
CHARLEROI BORO TAX – 2025 TRASH	\$306.90		
CHARLEROI BORO TAX – 2023, 2024 TRA	\$725.18		
DEMO/REHAB FUND	\$250.00		
MILEAGE	\$98.49		
Total:	\$3,258.52	Total 1 st Column	\$3,258.52
		TAXES	
		THIRD PARTY PURHCASER: REAL ESTATE TRANSFER	
		TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
		FAIR MARKET VALUE:	
		Total Taxes and Liens	
		Grand Total	59,856 41

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **AUG 1, 2025**
 Sheriff No. **25001785**
 Court Case No. **2024-5017**

Prop Location: **102 BOWEN ROAD McDONALD, PA 15057**

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC vs DRU C. BOWEN

DEPUTIES EDUCATION FUND	\$40.00
LEVY ON EACH PARCEL	\$15.00
POSTER & HANDBILL FOR EACH PARCEL	\$15.00
PREPARE ADD FOR EACH PARCEL	\$15.00
PROTHONOTARY	\$12.00
SERVING & POSTING - REAL PROPERTY	\$30.00
COPIES OF COST SHEETS	\$4.00
COST OF SALE-REAL ESTATE	\$10.00
DEED	\$30.00
DISTRIBUTION SHEET PREPARATION	\$25.00
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
ADVERTISING - OBSERVER	\$246.70
POUNDAGE	\$2,325.39
SALE AUCTION FEE	\$250.00
DEMO/REHAB FUND	\$250.00
POSTAGE	\$4.00
MT PLEASANT TWP TAX	\$296.59
FT CH SCH DIST - MT. PLEASANT TWP	\$1,750.33
MILEAGE	\$50.40
Total:	\$5,399.41
Liens	

Principal Amt	\$116,269.28	
Interest	3,700.10	
Attorney Fees		
PRO	290.62	
SATISFACTION		
Poundage	2,325.39	5,399.41
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		
TAXES		
THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)		
FAIR MARKET VALUE:		
Total Taxes and Liens		
Grand Total	125,659	41

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: RAS CITRON LLC

Prop Location: 212 SIENNA TRAIL VENETIA, PA 15367

Date: **AUG 1, 2025**
Sheriff No. **25001756**
Court Case No. **2024-5061**

CROSSCOUNTRY MORTGAGE, LLC vs **ALI R. HAJASSDOLAH**

DEPUTIES EDUCATION FUND	\$20.00	Principal Amt	\$308,406.94
LEVY ON EACH PARCEL	\$15.00	Interest	12,928.50
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	545.92
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$15.00		
COPIES OF COST SHEETS	\$4.00		
COST OF SALE-REAL ESTATE	\$10.00		
DEED	\$30.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00	SATISFACTION	321,881.36
TAX SEARCH - CLAIM	\$5.00	Poundage	6,168.14
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	10,443.79
ADVERTISING - OBSERVER	\$234.79	Sheriff Cost & Taxes & Lien	
COPIES OF WRIT	\$12.00	Poundage	
POUNDAGE	\$6,168.14		
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
POSTAGE	\$4.00		
PETERS TOWNSHIP SCHOOL TAX	\$2,263.93		
PETERS TWP TRASH	\$1,046.83		
MILEAGE	\$23.10		
Total:	\$10,443.79	Total 1 st Column	\$10,443.79
		TAXES	
		THIRD PARTY PURHCASER: REAL ESTATE TRANSFER	
		TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
		FAIR MARKET VALUE:	
		Total Taxes and Liens	
		Grand Total	332,325 15

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **THE MANLEY LAW FIRM LLC**

Date: **AUG 1, 2025**
 Sheriff No. **25001732**
 Court Case No. **2024-5882**

Prop Location: **370 WELSH ROAD WASHINGTON, PA 15301**

SERVBANK, SB

vs BRIAN K. DUNN

DEPUTIES EDUCATION FUND	\$40.00
LEVY ON EACH PARCEL	\$15.00
POSTER & HANDBILL FOR EACH PARCEL	\$15.00
PREPARE ADD FOR EACH PARCEL	\$15.00
PROTHONOTARY	\$12.00
SERVING & POSTING - REAL PROPERTY	\$30.00
COPIES OF COST SHEETS	\$4.00
COST OF SALE-REAL ESTATE	\$10.00
DEED	\$30.00
DISTRIBUTION SHEET PREPARATION	\$25.00
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
ADVERTISING - OBSERVER	\$234.79
COPIES OF WRIT	\$18.00
POUNDAGE	\$7,977.48
SALE AUCTION FEE	\$250.00
DEMO/REHAB FUND	\$250.00
POSTAGE	\$4.00
MILEAGE	\$12.60
Total:	\$8,972.87
Liens	

Principal Amt		\$398,873.87
Interest		16,292.22
Attorney Fees		
PRO		205.00
SATISFACTION		415,371.09
Poundage	7,977.48	8,972.87
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		\$8,972.87
TAXES		
THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)		
FAIR MARKET VALUE:		
Total Taxes and Liens		
Grand Total	424,343	96

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **McCABE, WEISBERG & CONWAY**

Date: **AUG 1, 2025**
 Sheriff No. **25001757**
 Court Case No. **2024-6488**

Prop Location: **502 GIFFIN AVENUE CANONSBURG, PA 15317**

CARRINGTON MORTGAGE SERVICES, LLC

**vs ADAM SNATCHKO, SR., Known Surviving Heir
of LINDA LEE SNATCHKO, ET AL**

DEPUTIES EDUCATION FUND	\$60.00
LEVY ON EACH PARCEL	\$15.00
POSTER & HANDBILL FOR EACH PARCEL	\$15.00
PREPARE ADD FOR EACH PARCEL	\$15.00
PROTHONOTARY	\$12.00
SERVING & POSTING - REAL PROPERTY	\$45.00
COPIES OF COST SHEETS	\$4.00
COST OF SALE-REAL ESTATE	\$10.00
DEED	\$30.00
DISTRIBUTION SHEET PREPARATION	\$25.00
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
ADVERTISING - OBSERVER	\$270.52
POUNDAGE	\$2,021.03
SALE AUCTION FEE	\$250.00
DEMO/REHAB FUND	\$250.00
POSTAGE	\$4.00
CBG HOUSTON JT SEWER AUTH	\$427.15
CANONSBURG BOROUGH TAX	\$605.81
MILEAGE	\$35.70
Total:	\$4,125.21
Liens	

Principal Amt	\$101,051.72	
Interest	1,777.27	
Attorney Fees		
PRO	N/A	
SATISFACTION		102,828.99
Poundage	2,021.03	4,125.21
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		\$4,125.21
TAXES		
THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)		
FAIR MARKET VALUE:		
Total Taxes and Liens		
Grand Total	106,954	20

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: THE MANLEY LAW FIRM LLC

Prop Location: 74 CASTNER AVENUE DONORA, PA 15033

Date: **AUG 1, 2025**
Sheriff No. **25001771**
Court Case No. **2024-6818**

US BANK TRUST NATIONAL ASSOCIATION **vs** **VICTOR R. MYERS AKA VICTOR MYERS;**
BARBARA RILEY

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$35,286.24
LEVY ON EACH PARCEL	\$15.00	Interest	1,764.38
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	172.00
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$30.00		
COPIES OF COST SHEETS	\$4.00		
COST OF SALE-REAL ESTATE	\$10.00		
DEED	\$30.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
REAL ESTATE RECEIVE, DOCKET & RETURN	\$15.00	SATISFACTION	37,222.62
TAX SEARCH - CLAIM	\$5.00	Poundage	705.72
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	1,801.22
ADVERTISING - OBSERVER	\$246.70	Sheriff Cost & Taxes & Lien	
COPIES OF WRIT	\$18.00	Poundage	
POUNDAGE	\$705.72		
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
POSTAGE	\$4.00		
MILEAGE	\$100.80		
Total:	\$1,801.22	Total 1 st Column	\$1,801.22
		TAXES	
		THIRD PARTY PURHCASER: REAL ESTATE TRANSFER	
		TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
		FAIR MARKET VALUE:	
		Total Taxes and Liens	
		Grand Total	39,023 84

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: ORLANS ASSOCIATES PC

Prop Location: 700 SUMMERLEA AVENUE WASHINGTON, PA 15301

Date: **AUG 1, 2025**
Sheriff No. **25001710**
Court Case No. **2024-7321**

CITIBANK, N.A. vs ELLEN P. DEUTSCH

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$57,991.94
LEVY ON EACH PARCEL	\$15.00	Interest	981.59
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	268.56
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$30.00		
COPIES OF COST SHEETS	\$4.00		
COST OF SALE-REAL ESTATE	\$10.00		
DEED	\$30.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00	SATISFACTION	59,242.09
TAX SEARCH - CLAIM	\$5.00	Poundage	1,159.84
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	3,653.86
ADVERTISING - OBSERVER	\$210.97	Sheriff Cost & Taxes & Lien	
POUNDAGE	\$1,159.84	Poundage	
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
POSTAGE	\$8.00		
WASHINGTON CITY SOLID WASTE	\$378.15		
WASHINGTON-E WASHINGTON JT AUTH	\$1,158.30		
MILEAGE	\$12.60		
Total:	\$3,653.86	Total 1 st Column	\$3,653.86
		TAXES	
		THIRD PARTY PURHCASER: REAL ESTATE TRANSFER	
		TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
		FAIR MARKET VALUE:	
		Total Taxes and Liens	
		Grand Total	62,895 95

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **THE MANLEY LAW FIRM LLC**

Date: **AUG 1, 2025**

Sheriff No. **25001774**

Court Case No. **2024-8619**

Prop Location: **100 ALKIM DRIVE BROWNSVILLE, PA 15417**

THE HUNTINGTON NATIONAL BANK

vs JASON T. PATERNOSTER; JASON T. PATERNOSTER, JR.

DEPUTIES EDUCATION FUND	\$60.00
LEVY ON EACH PARCEL	\$15.00
POSTER & HANDBILL FOR EACH PARCEL	\$15.00
PREPARE ADD FOR EACH PARCEL	\$15.00
PROTHONOTARY	\$12.00
SERVING & POSTING - REAL PROPERTY	\$45.00
COPIES OF COST SHEETS	\$4.00
COST OF SALE-REAL ESTATE	\$10.00
DEED	\$30.00
DISTRIBUTION SHEET PREPARATION	\$25.00
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
ADVERTISING - OBSERVER	\$258.61
COPIES OF WRIT	\$18.00
POUNDAGE	\$2,277.57
SALE AUCTION FEE	\$250.00
DEMO/REHAB FUND	\$250.00
POSTAGE	\$4.00
BETH-CTR SCH DISTRICT-CENTERVILLE	\$2,328.17
MILEAGE	\$98.70
Total:	\$5,746.05
Liens	

Principal Amt		\$113,878.25
Interest		3,864.00
Attorney Fees		
PRO		187.00
SATISFACTION		117,929.25
Poundage	2,277.57	5,746.05
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		\$5,746.05
TAXES		
THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)		
FAIR MARKET VALUE:		
Total Taxes and Liens		
Grand Total	123,675	30

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: HILL WALLACK LLP

Date: **AUG 1, 2025**
Sheriff No. **25001748**
Court Case No. **2024-8687**

Prop Location: **1320 COUNTRY CLUB ROAD MONONGAHELA, PA 15063**

PLANET HOME LENDING, LLC vs **CHARLES EDWARD BROWNING AND SHERI LYNN BROWNING**

DEPUTIES EDUCATION FUND	\$60.00	Principal Amt	\$287,836.30
LEVY ON EACH PARCEL	\$15.00	Interest	6,277.20
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	404.52
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$45.00		
COPIES OF COST SHEETS	\$4.00		
COST OF SALE-REAL ESTATE	\$10.00		
DEED	\$30.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00	SATISFACTION	294,518.02
TAX SEARCH - CLAIM	\$5.00	Poundage	5,756.73
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	6,812.42
ADVERTISING - OBSERVER	\$234.79	Sheriff Cost & Taxes & Lien	
POUNDAGE	\$5,756.73	Poundage	
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
POSTAGE	\$4.00		
MILEAGE	\$55.90		
Total:	\$6,812.42	Total 1 st Column	\$6,812.42
		TAXES	
		THIRD PARTY PURHCASER: REAL ESTATE TRANSFER	
		TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
		FAIR MARKET VALUE:	
		Total Taxes and Liens	
		Grand Total	301,330 44

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **AUG 1, 2025**
 Sheriff No. **25001695**
 Court Case No. **2025-100**

Prop Location: **202 STATE ROUTE 231 CLAYSVILLE, PA 15323**

**MORTGAGE RESEARCH CENTER, LLC D/B/A
 VETERANS UNITED HOME LOANS**

**vs CHRISTINE M. LINN, In Her Capacity as
 Executrix of the Estate of THOMAS D. LINN**

DEPUTIES EDUCATION FUND	\$20.00	Principal Amt	\$209,711.96
LEVY ON EACH PARCEL	\$45.00	Interest	3,481.47
POSTER & HANDBILL FOR EACH PARCEL	\$45.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$45.00	PRO	187.25
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$15.00		
COPIES OF COST SHEETS	\$4.00		
COST OF SALE-REAL ESTATE	\$10.00		
DEED	\$30.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00	SATISFACTION	213,380.68
TAX SEARCH - CLAIM	\$5.00	Poundage	4,194.24
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	5,318.10
ADVERTISING - OBSERVER	\$318.16	Sheriff Cost & Taxes & Lien	
COPY OF WRIT	\$6.00	Poundage	
POUNDAGE	\$4,194.24		
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
POSTAGE	\$4.00		
MILEAGE	\$14.70		
Total:	\$5,318.10	Total 1 st Column	\$5,318.10
		TAXES	
		THIRD PARTY PURHCASER: REAL ESTATE TRANSFER	
		TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
		FAIR MARKET VALUE:	
		Total Taxes and Liens	
		Grand Total	218,698 78

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **AUG 1, 2025**
 Sheriff No. **25001789**
 Court Case No. **2025-260**

Prop Location: **35 TRUMAN ROAD CHARLEROI, PA 15022**

U.S. BANK TRUST NATIONAL ASSOCIATION

vs KEVIN R. WEIBLE AND TINA M. WEIBLE

DEPUTIES EDUCATION FUND	\$60.00	Principal Amt	\$110,264.67
LEVY ON EACH PARCEL	\$15.00	Interest	2,475.52
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	282.33
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$45.00		
COPIES OF COST SHEETS	\$4.00		
COST OF SALE-REAL ESTATE	\$10.00		
DEED	\$30.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00		
TAX SEARCH - CLAIM	\$5.00	SATISFACTION	113,022.52
TAX SEARCH - TREASURER	\$10.00	Poundage	2,205.29
ADVERTISING - OBSERVER	\$246.71	Sheriff Cost	3,406.50
COPY OF WRIT EACH	\$18.00	Sheriff Cost & Taxes & Lien	
POUNDAGE	\$2,205.29	Poundage	
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
POSTAGE	\$4.00		
MILEAGE	\$171.50		
Total:	\$3,406.50	Total 1 st Column	\$3,406.50
		TAXES	
		THIRD PARTY PURHCASER: REAL ESTATE TRANSFER	
		TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
		FAIR MARKET VALUE:	
		Total Taxes and Liens	
		Grand Total	116,429 02

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **WELTMAN WEINBERG & REIS CO., LPA**

Date: **AYG 1, 2025**

Sheriff No. **25001742**

Court Case No. **2025-811**

Prop Location: **269 NORTH MAIN STREET WASHINGTON, PA 15301**

WEST-AIRCOMM FEDERAL CREDIT UNION

**vs DUSTIN EARL JONES TRUST AND CB4
HOLDINGS LLC**

DEPUTIES EDUCATION FUND	\$60.00	Principal Amt	\$321,438.59
LEVY ON EACH PARCEL	\$15.00	Interest	N/A
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	N/A
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$45.00		
COPIES OF COST SHEETS	\$4.00		
COST OF SALE-REAL ESTATE	\$10.00		
DEED	\$30.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00		
TAX SEARCH - CLAIM	\$5.00	SATISFACTION	321,438.59
TAX SEARCH - TREASURER	\$10.00	Poundage	6,428.77
ADVERTISING - OBSERVER	\$270.52	Sheriff Cost	19,495.77
COPY OF WRIT	\$6.00	Sheriff Cost & Taxes & Lien	
POUNDAGE	\$6,428.77	Poundage	
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
WASHINGTON COUNTY	\$2,334.55		
WASHINGTON CITY TAX	\$2,752.37		
WASHINGTON SCHOOL TAX	\$5,754.16		
WASHINGTON-E WASHINGTON JT AUTH	\$1,158.30		
MILEAGE	\$30.10		
Total:	\$19,495.77	Total 1 st Column	\$19,495.77
		TAXES	
		THIRD PARTY PURHCASER: REAL ESTATE TRANSFER	
		TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
		FAIR MARKET VALUE:	
		Total Taxes and Liens	
		Grand Total	340,934 36