

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **SEP 12, 2025**
 Sheriff No. **25001314**
 Court Case No. **2019-902**

Prop Location: **14 SHADY AVENUE BURGETTSTOWN, PA 15021**

**U.S. BANK NATIONAL ASSOCIATION, as
 Indenture Trustee, for the Holders of the CIM
 Trust 2017-3, Mortgage-Backed Notes, Series
 2017-3**

**vs MATTHEW MANGES AND CHRISTINA L.
 MANGES**

DEPUTIES EDUCATION FUND	\$60.00	Principal Amt	\$106,513.32
LEVY ON EACH PARCEL	\$30.00	Interest	2,904.40
POSTER & HANDBILL FOR EACH PARCEL	\$30.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$30.00	PRO	1,324.22
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	110,741.94
TAX SEARCH - CLAIM	\$5.00	Poundage	3,431.57
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	12,672.00
ADVERTISING - OBSERVER	\$306.25	Sheriff Cost & Taxes & Lien	
REAL ESTATE CONTINUED SALE	\$20.00	Poundage	
COPIES OF WRIT	\$12.00		
POUNDAGE	\$3,431.57		
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
WASHINGTON CO TAX	\$336.80		
TAX CLAIM - WASHINGTON COUNTY	\$7,683.00		
MILEAGE	\$76.38		
Total:	\$12,672.00	Total 1 st Column	\$12,672.00
		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	123,413 94

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **SEP 12, 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
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	\$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
TAX SEARCH - TREASURER	\$10.00
ADVERTISING - OBSERVER	\$246.70
REAL ESTATE CONTINUED SALE	\$20.00
COPY OF WRIT	\$6.00
POUNDAGE	\$2,472.88
SALE AUCTION FEE	\$250.00
DEMO/REHAB FUND	\$250.00
POSTAGE	\$4.00
MILEAGE	\$130.60
Total:	\$3,676.18
Liens	

Principal Amt		\$123,643.75
Interest		3,334.12
Attorney Fees		
PRO		624.70
SATISFACTION		127,602.57
Poundage	2,472.88	3,676.18
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		\$3,676.18
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	131,278	75

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **SEP 12, 2025**
 Sheriff No. **25002020**
 Court Case No. **2022-3209**

Prop Location: **205 N CENTER STREET MIDWAY, PA 15060**

LAKEVIEW LOAN SERVICING LLC

vs CATHY J. RAY

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	\$234.70
COPIES OF WRIT	\$12.00
POUNDAGE	\$983.22
SALE AUCTION FEE	\$250.00
DEMO/REHAB FUND	\$250.00
POSTAGE	\$8.00
FORT CHERRY SD-McDONALD	\$1,064.64
MILEAGE	\$60.20
Total:	\$3,088.76
Liens	

Principal Amt	\$49,161.17	
Interest	9,235.44	
Attorney Fees		
PRO	299.66	
SATISFACTION		
Poundage	983.22	3,088.76
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		
\$3,088.76		
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	61,785	03

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **FRIEDMAN VARTOLO LLP**

Date: SEP 12, 2025

Sheriff No. **25000319**

Court Case No. **2022-4240**

Prop Location: **125 TUSCANY ESTATES DRIVE FINLEYVILLE, PA 15332**

U.S. BANK NATIONAL ASSOCIATION, ET AL

vs EDWARD SHVARTS AND TRACEY SHVARTS

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	\$180.49
REAL ESTATE CONTINUED SALES	\$40.00
POUNDAGE	\$4,210.81
SALE AUCTION FEE	\$250.00
POSTAGE	\$8.00
WASHINGTON CO TAX	\$563.20
DEMO/REHAB FUND	\$250.00
MILEAGE	\$72.36
Total:	\$5,835.86
Liens	

Principal Amt	\$210,540.33	
Interest	13,670.95	
Attorney Fees		
PRO	N/A	
SATISFACTION		
Poundage	4,210.81	5,835.86
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		
\$5,835.86		
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	230,047	14

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **THE MANLEY LAW FIRM LLC**

Date: **SEP 12, 2025**
 Sheriff No. **25002062**
 Court Case No. **2022-6563**

Prop Location: **225 NORTH MAIN STREET HOUSTON, PA 15342**

KEYBANK, NA, s/b/m FIRST NIAGARA BANK, NA vs **WALLACE J. WOODHOUSE, as Believed Heir and/or Administrator of the Estate of Mary Jane Woodhouse, ET AL**

DEPUTIES EDUCATION FUND	\$160.00	Principal Amt	\$67,169.24
LEVY ON EACH PARCEL	\$15.00	Interest	3,254.62
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	293.00
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$120.00		
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	70,716.86
TAX SEARCH - TREASURER	\$10.00	Poundage 1,343.38	7,321.51
ADVERTISING - OBSERVER	\$318.07	Sheriff Cost	
COPIES OF WRIT	\$24.00	Sheriff Cost & Taxes & Lien	
POUNDAGE	\$1,343.38	Poundage	
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
WASHINGTON CO TAX	\$244.85		
TAX CLAIM – WASHINGTON COUNTY	\$3,964.92		
CBG HOUSTON JT SEWER AUTH	\$385.99		
MILEAGE	\$104.30		
Total:	\$7,321.51	Total 1 st Column	\$7,321.51
		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	78,038 37

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **McCABE, WEISBERG & CONWAY**

Date: **SEP 12, 2025**
 Sheriff No. **25000656**
 Court Case No. **2023-1017**

Prop Location: **5038 UNION STREET FINLEYVILLE, PA 15332**

PENNYMAC LOAN SERVICES LLC

vs GARRETT SCHEERER

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$195,702.11
LEVY ON EACH PARCEL	\$15.00	Interest	25,221.28
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	220,923.39
TAX SEARCH - CLAIM	\$5.00	Poundage	3,914.04
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	5,126.23
ADVERTISING - OBSERVER	\$261.47	Sheriff Cost & Taxes & Lien	
REAL ESTATE CONTINUED SALES	\$80.00	Poundage	
POUNDAGE	\$3,914.04		
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
MILEAGE	\$144.72		
Total:	\$5,126.23	Total 1 st Column	\$5,126.23
		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	226,049 62

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **SEP 12, 2025**
 Sheriff No. **25001307**
 Court Case No. **2023-1203**

Prop Location: **570 WEST MCMURRAY ROAD CANONSBURG, PA 15317**

U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL vs UNKNOWN HEIRS, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under DIANNE S. SCOTT, Deceased

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$81,169.04
LEVY ON EACH PARCEL	\$15.00	Interest	2,470.35
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	430.67
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	84,070.06
TAX SEARCH - CLAIM	\$5.00	Poundage 1,623.38	2,680.59
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$282.43	Sheriff Cost & Taxes & Lien	
REAL ESTATE CONTINUED SALE	\$20.00	Poundage	
COPY OF WRIT	\$6.00		
POUNDAGE	\$1,623.38		
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
MILEAGE	\$22.78		
Total:	\$2,680.59	Total 1 st Column	\$2,680.59
		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	86,750 65

*****UPDATED 9/9/2025*****

Date: **SEP 12, 2025**
 Sheriff No. **25002042**
 Court Case No. **2023-3294**

DEUTSCHE BANK NATIONAL TRUST COMPANY, vs SANDRA L. CHIERA
ET AL

DEPUTIES EDUCATION FUND	\$40.00		Principal Amt	\$50,334.25		
LEVY ON EACH PARCEL	\$30.00		Interest	425.45		
POSTER & HANDBILL FOR EACH PARCEL	\$30.00		Attorney Fees			
PREPARE ADD FOR EACH PARCEL	\$30.00		PRO			
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		SATISFACTION			
REAL ESTATE RECEIVE, DOCKET & RETURN	\$15.00		51,065.45			
TAX SEARCH - CLAIM	\$5.00		Poundage	1,006.69	2,127.52	
TAX SEARCH - TREASURER	\$10.00		Sheriff Cost			
ADVERTISING - OBSERVER	\$256.93		Sheriff Cost & Taxes & Lien			
POUNDAGE	\$1,006.69		Poundage			
SALE AUCTION FEE	\$250.00					
DEMO/REHAB FUND	\$250.00					
WASHINGTON CO TAX	\$27.80		Total 1 st Column			
MILEAGE	\$65.10		\$2,127.52			
Total:	\$2,127.52		TAXES			
		THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)				
Liens		FAIR MARKET VALUE:				
		Total Taxes and Liens				
		Grand Total			53,192 97	

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **SEP 12, 2025**
 Sheriff No. **25001285**
 Court Case No. **2023-3409**

Prop Location: **329 BARNARD ROAD FREDERICKTOWN, PA 15333**

**JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION**

**vs UNKNOWN HEIRS, Successors, Assigns and All
Persons, Firms or Associations Claiming Right,
Title or Interest from or under KYLE NEVLING,
Deceased, ET AL**

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$179,532.51
LEVY ON EACH PARCEL	\$30.00	Interest	5,419.07
POSTER & HANDBILL FOR EACH PARCEL	\$30.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$30.00	PRO	473.03
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	185,424.61
TAX SEARCH - CLAIM	\$5.00	Poundage 3,590.65	4,794.32
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$330.07	Sheriff Cost & Taxes & Lien	
REAL ESTATE CONTINUED SALE	\$20.00	Poundage	
COPIES OF WRIT	\$18.00		
POUNDAGE	\$3,590.65		
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
MILEAGE	\$64.60		
Total:	\$4,794.32	Total 1 st Column	\$4,794.32
		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	190,218 93

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date:

SEP 12, 2025

Sheriff No.

25000902

Court Case No.

2023-5581

Prop Location: **261 VINE STREET CANONSBURG, PA 15317**

**WINTRUST MORTGAGE, A DIVISION OF
BARRINGTON BANK & TRUST COMPANY, N.A.**

vs TERREE L. REIHNER

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$80,801.01
LEVY ON EACH PARCEL	\$15.00	Interest	8,734.82
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	239.39
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	89,775.22
TAX SEARCH - CLAIM	\$5.00	Poundage 1,616.02	8,158.87
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$279.75	Sheriff Cost & Taxes & Lien	
REAL ESTATE CONTINUED SALE	\$20.00	Poundage	
COPY OF WRIT	\$6.00		
POUNDAGE	\$1,616.02		
SALE AUCTION FEE	\$250.00		
POSTAGE	\$4.00		
CBG HOUSTON JT SEWER AUTH	\$3,993.93		
CANONSBURG BOROUGH TAX	\$1,490.39		
DEMO/REHAB FUND	\$250.00		
MILEAGE	\$22.78		
Total:	\$8,158.87	Total 1 st Column	\$8,158.87
		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	97,934 09

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **FRIEDMAN VARTOLO LLP**

Date: **SEP 12, 2025**
 Sheriff No. **25002043**
 Court Case No. **2023-6459**

Prop Location: **312 KAY STREET McDONALD, PA 15057**

U.S. BANK TRUST NATIONAL ASSOCIATION, as **vs** **JOSEPH E. MATALIK**
Trustee for LB-DWELLING SERIES V TRUST

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$74,287.45
LEVY ON EACH PARCEL	\$15.00	Interest	1,660.56
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	75,948.01
TAX SEARCH - TREASURER	\$10.00	Poundage	1,485.75
ADVERTISING - OBSERVER	\$258.52	Sheriff Cost	25,241.20
COPY OF WRIT	\$4.00	Sheriff Cost & Taxes & Lien	
POUNDAGE	\$1,485.75	Poundage	
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
POSTAGE	\$4.00		
FORT CHERRY SD-McDONALD	\$1,493.79		
McDONALD SEWAGE AUTHORITY	\$21,148.74		
MILEAGE	\$120.40		
Total:	\$25,241.20	Total 1 st Column	\$25,241.20
		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	101,189 21

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **SEP 12, 2025**

Sheriff No. **25001295**

Court Case No. **2023-6777**

Prop Location: **469 LYNN PORTAL ROAD WASHINGTON, PA 15301**

**FEDERAL HOME LOAN MORTGAGE
CORPORATION, ET AL**

**vs RICHARD A. CROWLEY AND GINGER L.
CROWLEY**

DEPUTIES EDUCATION FUND	\$60.00	Principal Amt	\$437,596.16
LEVY ON EACH PARCEL	\$15.00	Interest	28,192.46
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	301.40
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	466,090.02
TAX SEARCH - TREASURER	\$10.00	Poundage 8,751.92	16,258.98
ADVERTISING - OBSERVER	\$330.07	Sheriff Cost	
REAL ESTATE CONTINUED SALES	\$40.00	Sheriff Cost & Taxes & Lien	
COPIES OF WRIT	\$12.00	Poundage	
POUNDAGE	\$8,751.92		
SALE AUCTION FEE	\$250.00		
MT PLEASANT TWP TAX	\$1,247.28		
DEMO/REHAB FUND	\$250.00		
FORT CHERRY SD - MT. PLEASANT TWP	\$5,060.82		
MILEAGE	\$55.89		
Total:	\$16,258.98	Total 1 st Column	\$16,258.98
		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	482,349 00

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date:

SEP 12, 2025

Sheriff No.

25002047

Court Case No.

2023-6816

Prop Location: **900 SYCAMORE STREET WASHINGTON, PA 15301**

VILLAGE CAPITAL & INVESTMENT, LLC

vs FLOYD PHILLIPS

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$207,404.82
LEVY ON EACH PARCEL	\$15.00	Interest	4,786.68
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	232.40
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	212,423.90
TAX SEARCH - TREASURER	\$10.00	Poundage	4,148.10
ADVERTISING - OBSERVER	\$258.52	Sheriff Cost	7,186.41
COPIES OF WRIT	\$12.00	Sheriff Cost & Taxes & Lien	
POUNDAGE	\$4,148.10	Poundage	
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
POSTAGE	\$8.00		
WASHINGTON SCHOOL TAX	\$1,612.05		
WASHINGTON-E WASHINGTON JT AUTH	\$409.14		
MILEAGE	\$12.60		
Total:	\$7,186.41	Total 1 st Column	\$7,186.41
		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	219,610 31

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **ALBERTELLI LAW**

Date:

SEP 12, 2025

Sheriff No.

25002033

Court Case No.

2024-1950

Prop Location: **112 MOUNT BLAINE DRIVE CANONSBURG, PA 15317**

WILMINGTON TRUST, NATIONAL ASSOCIATION, ET AL vs DUSTIN E. JONES AND MELISSA M. JONES

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	\$270.43
COPIES OF WRIT	\$16.00
POUNDAGE	\$15,624.68
SALE AUCTION FEE	\$250.00
DEMO/REHAB FUND	\$250.00
2 ND MORTGAGE LIEN (West-Aircomm)	\$420,210.60
PETERS TOWNSHIP SCHOOL TAX	\$13,435.84
MILEAGE	\$59.50
Total:	\$450,378.05
Liens	

Principal Amt		\$781,234.18
Interest		15,410.72
Attorney Fees		
PRO		345.53
SATISFACTION		796,990.43
Poundage	15,624.68	450,378.05
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		\$450,378.05
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	1,247,368	48

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **McCABE, WEISBERG & CONWAY, LLC**

Date: **SEP 12, 2025**
Sheriff No. **25002035**
Court Case No. **2024-2494**

Prop Location: **2285 ARABELLA STREET McDONALD, PA 15057**

THE HUNTINGTON NATIONAL BANK vs **RICHARD K. SMITH**

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$72,946.34
LEVY ON EACH PARCEL	\$15.00	Interest	1,390.84
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	328.86
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	74,666.04
TAX SEARCH - CLAIM	\$5.00	Poundage	1,458.93
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	9,110.00
ADVERTISING - OBSERVER	\$258.52	Sheriff Cost & Taxes & Lien	
POUNDAGE	\$1,458.93	Poundage	
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
POSTAGE	\$4.00		
McDONALD BORO REAL ESTATE TAX	\$361.71		
WASHINGTON CO TAX	\$259.28		
FORT CHERRY SD-McDONALD	\$1,193.27		
TAX CLAIM – WASHINGTON COUNTY	\$4,797.89		
MILEAGE	\$50.40		
Total:	\$9,110.00	Total 1 st Column	\$9,110.00
		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	83,776 04

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: FRIEDMAN VARTOLO LLP

Prop Location: 943 MARY STREET LANGELOTH, PA 15054

Date: **SEP 12, 2025**
Sheriff No. **25002055**
Court Case No. **2024-3134**

WILMINGTON TRUST, NATIONAL ASSOCIATION, vs BOBBIE M. TUSTIN; CHRISTINA L. DUESENBERY AKA CHRISTINA DUESENBERY
ET AL

DEPUTIES EDUCATION FUND	\$60.00	Principal Amt	\$78,011.37
LEVY ON EACH PARCEL	\$15.00	Interest	320.59
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	SATISFACTION	78,331.96
TAX SEARCH - CLAIM	\$5.00	Poundage	1,560.23
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	2,662.97
ADVERTISING - OBSERVER	\$282.34	Sheriff Cost & Taxes & Lien	
MAIL (CERTIFIED OR REGISTERED)	\$9.00	Poundage	
POUNDAGE	\$1,560.23		
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
MILEAGE	\$50.40		
Total:	\$2,662.97	Total 1 st Column	\$2,662.97
		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	80,994 93

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **SEP 12, 2025**

Sheriff No. **25002016**

Court Case No. **2024-4319**

Prop Location: **790 DEERFIELD ROAD WASHINGTON, PA 15301**

PNC BANK, NATIONAL ASSOCIATION

**vs ROBERT N. VON SCHMAUSEN, known Heir of
ROBERT SMOUSE, Deceased, ET AL**

DEPUTIES EDUCATION FUND	\$80.00	Principal Amt	\$40,571.42
LEVY ON EACH PARCEL	\$15.00	Interest	766.97
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	\$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 & RETURN	\$15.00	SATISFACTION	41,338.39
TAX SEARCH - CLAIM	\$5.00	Poundage 811.43	9,066.14
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$282.34	Sheriff Cost & Taxes & Lien	
COPIES OF WRIT	\$12.00	Poundage	
POUNDAGE	\$811.43		
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
WASHINGTON CO TAX	\$383.85		
TAX CLAIM – WASHINGTON COUNTY	\$6,755.32		
MILEAGE	\$25.20		
Total:	\$9,066.14	Total 1 st Column	\$9,066.14
		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	50,404 53

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **SEP 12, 2025**
 Sheriff No. **25002031**
 Court Case No. **2024-5653**

Prop Location: **245 VALLEY CIRCLE DRIVE CHARLEROI, PA 15022**

FREEDOM MORTGAGE CORPORATION

vs DEREK MATTHEW ROCKOVICH

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	\$270.43
POUNDAGE	\$4,095.72
SALE AUCTION FEE	\$250.00
DEMO/REHAB FUND	\$250.00
MILEAGE	\$137.20
Total:	\$5,229.35
Liens	

Principal Amt		\$204,785.98
Interest		3,736.26
Attorney Fees		
PRO		315.16
SATISFACTION		204,837.40
Poundage	4,095.72	5,229.35
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		\$5,229.35
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	214,066	75

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **THE MANLEY LAW FIRM LLC**

Date: **SEP 12, 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		Principal Amt	\$398,873.87		
LEVY ON EACH PARCEL	\$15.00		Interest	18,454.15		
POSTER & HANDBILL FOR EACH PARCEL	\$15.00		Attorney Fees			
PREPARE ADD FOR EACH PARCEL	\$15.00		PRO			
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		SATISFACTION			
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00		417,533.02			
TAX SEARCH - CLAIM	\$5.00		Poundage	7,977.48	8,992.87	
TAX SEARCH - TREASURER	\$10.00		Sheriff Cost			
ADVERTISING - OBSERVER	\$234.79		Sheriff Cost & Taxes & Lien			
REAL ESTATE CONTINUED SALE	\$20.00		Poundage			
COPIES OF WRIT	\$18.00					
POUNDAGE	\$7,977.48		Total 1 st Column			
SALE AUCTION FEE	\$250.00	\$8,992.87				
DEMO/REHAB FUND	\$250.00	TAXES				
POSTAGE	\$4.00	THIRD PARTY PURHCASER: REAL ESTATE TRANSFER				
MILEAGE	\$12.60	TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)				
Total:	\$8,992.87	FAIR MARKET VALUE:				
Liens						
		Total Taxes and Liens				
		Grand Total		426,525	89	

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: RAS CITRON LLC

Date: SEP 12, 2025
Sheriff No. 25002008
Court Case No. 2024-6250

Prop Location: 403 MINEOLA AVENUE WASHINGTON, PA 15301

MORTGAGE ASSETS MANAGEMENT LLC vs BRADLEY VANKIRK, In His Capacity as Heir of THOMAS M. VANKIRK, ET AL

DEPUTIES EDUCATION FUND	\$60.00	Principal Amt	\$85,497.45
LEVY ON EACH PARCEL	\$15.00	Interest	1,517.40
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	327.09
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	87,341.94
TAX SEARCH - CLAIM	\$5.00	Poundage	1,709.95
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	3,059.44
ADVERTISING - OBSERVER	\$282.34	Sheriff Cost & Taxes & Lien	
POUNDAGE	\$1,709.95	Poundage	
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
POSTAGE	\$8.00		
WASHINGTON-E WASHINGTON JT AUTH	\$279.25		
MILEAGE	\$18.90		
Total:	\$3,059.44	Total 1 st Column	\$3,059.44
		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	90,401 38

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **POWERS KIRN, LLC**

Date: **SEP 12, 2025**

Sheriff No. **25000908**

Court Case No. **2024-6396**

Prop Location: **3140 JEFFERSON AVENUE WASHINGTON, PA 15301**

SERVBANK, SB

**vs CHRISTOPHER L. JOHNSON a/k/a CHRISTOPHER
JOHNSON AND BRIANNA MOORE**

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	\$255.93
REAL ESTATE CONTINUED SALES	\$40.00
COPIES OF WRIT	\$24.00
POUNDAGE	\$3,082.43
SALE AUCTION FEE	\$250.00
DEMO/REHAB FUND	\$250.00
MILEAGE	\$24.12
Total:	\$4,187.48
Liens	

Principal Amt		\$154,121.40
Interest		4,941.30
Attorney Fees		
PRO		335.12
SATISFACTION		159,397.82
Poundage	3,082.43	4,187.48
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		\$4,187.48
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	163,585	30

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **McCABE, WEISBERG & CONWAY**

Date: **SEP 12, 2025**

Sheriff No. **25001261**

Court Case No. **2024-6608**

Prop Location: **1102 LAWTON STREET MONONGAHELA, PA 15063**

CITIZENS BANK, N.A.

vs JOSHUA M. BAGIACKAS AND MERISSA R. BAGIACKAS

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 & RETURN	\$15.00
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
ADVERTISING - OBSERVER	\$246.70
REAL ESTATE EACH CONTINUED SALE	\$20.00
COPY OF WRIT	\$6.00
POUNDAGE	\$990.72
SALE AUCTION FEE	\$250.00
POSTAGE	\$8.00
DEMO/REHAB FUND	\$250.00
MILEAGE	\$95.40
Total:	\$2,127.82
Liens	

Principal Amt	\$49,535.79	
Interest	1,326.82	
Attorney Fees		
PRO	260.89	
SATISFACTION		
Poundage	990.72	2,127.82
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		
\$2,127.82		
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	53,251	32

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **SEP 12, 2025**

Sheriff No. **25001288**

Court Case No. **2024-8319**

Prop Location: **42 NORTON DRIVE FINLEYVILLE, PA 15332**

FINANCE OF AMERICA REVERSE LLC

**vs ELEANOR J. McCROSSIN BEYNON a/k/a
ELEANOR J. BEYNON**

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$200,268.41
LEVY ON EACH PARCEL	\$15.00	Interest	6,494.79
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	273.62
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	338,315.57
TAX SEARCH - CLAIM	\$5.00	Poundage	4,005.37
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	5,737.91
ADVERTISING - OBSERVER	\$246.70	Sheriff Cost & Taxes & Lien	
REAL ESTATE CONTINUED SALE	\$20.00	Poundage	
COPY OF WRIT	\$6.00		
POUNDAGE	\$4,005.37		
SALE AUCTION FEE	\$250.00		
POSTAGE	\$8.00		
DEMO/REHAB FUND	\$250.00		
TAX CLAIM - WASHINGTON COUNTY	\$677.60		
MILEAGE	\$48.24		
Total:	\$5,737.91	Total 1 st Column	\$5,737.91
		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	344,053 48

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **POWERS KIRN, LLC**

Prop Location: **116 TERRACE STREET McDONALD, PA 15057**

Date: **SEP 12, 2025**
Sheriff No. **25001776**
Court Case No. **2024-8512**

PENNYMAC LOAN SERVICES LLC vs **ROBERT W. MCCARTHY**

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$123,725.54
LEVY ON EACH PARCEL	\$15.00	Interest	2,603.52
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	242.62
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	126,571.68
TAX SEARCH - CLAIM	\$5.00	Poundage	2,474.51
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	3,576.21
ADVERTISING - OBSERVER	\$246.70	Sheriff Cost & Taxes & Lien	
REAL ESTATE CONTINUED SALE	\$20.00	Poundage	
COPIES OF WRIT	\$18.00		
POUNDAGE	\$2,474.51		
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
McDONALD SEWAGE AUTHORITY	\$40.60		
MILEAGE	\$50.40		
Total:	\$3,576.21	Total 1 st Column	\$3,576.21
		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	130,147 89

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **THE MANLEY LAW FIRM LLC**

Date: **SEP 12, 2025**

Sheriff No. **25001259**

Court Case No. **2024-8542**

Prop Location: **1195 VALLEY VIEW DRIVE LAWRENCE, PA 15055**

WELLS FARGO BANK, N.A.

**vs GREG OSBORNE, as believed Heir and/or
Administrator of the Estate of KIMBERLY J.
PIXLEY, ET AL**

DEPUTIES EDUCATION FUND	\$60.00	Principal Amt	\$100,058.96
LEVY ON EACH PARCEL	\$15.00	Interest	3,667.94
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	194.00
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	SATISFACTION	103,920.90
TAX SEARCH - TREASURER	\$10.00	Poundage 2,001.18	8,139.00
ADVERTISING - OBSERVER	\$246.70	Sheriff Cost	
REAL ESTATE CONTINUED SALE	\$20.00	Sheriff Cost & Taxes & Lien	
COPIES OF WRIT	\$18.00	Poundage	
POUNDAGE	\$2,001.18		
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
CECIL TWP MUN AUTHORITY	\$2,926.99		
CANON-MAC SCHOOL – CECIL	\$1,972.28		
MILEAGE	\$192.85		
Total:	\$8,139.00	Total 1 st Column	\$8,139.00
		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	112,059 90

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **TIMOTHY D. PADGETT, P.A. dba PADGETT LAW GROUP**

Date:

SEP 12, 2025

Sheriff No.

25002025

Court Case No.

2025-35

Prop Location: **447 MIDDLE STREET BROWNSVILLE, PA 15417**

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

vs ELAINIA CONEWAY AND MICHAEL WEHRING

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	\$294.25
POUNDAGE	\$2,100.83
SALE AUCTION FEE	\$250.00
DEMO/REHAB FUND	\$250.00
MILEAGE	\$165.20
Total:	\$3,321.28
Liens	

Principal Amt		\$105,041.69
Interest		3,767.40
Attorney Fees		
PRO		375.22
SATISFACTION		109,184.31
Poundage	2,100.83	3,321.28
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		\$3,321.28
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	112,505	59

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: SEP 12, 2025

Sheriff No. **25002017**

Court Case No. **2025-39**

Prop Location: **514 MEADOWLAKE COURT WASHINGTON, PA 15301**

**WILMINGTON TRUST, NATIONAL ASSOCIATION, vs PYO SUN WAGNER AND KAREN WAGNER
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	\$270.43
COPIES OF WRIT	\$12.00
POUNDAGE	\$5,968.22
SALE AUCTION FEE	\$250.00
DEMO/REHAB FUND	\$250.00
POSTAGE	\$4.00
MILEAGE	\$25.20
Total:	\$7,040.85
Liens	

Principal Amt		\$298,410.94
Interest		5,003.51
Attorney Fees		
PRO		286.53
SATISFACTION		303,700.98
Poundage	5,968.22	7,040.85
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		\$7,040.85
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	310,741	83

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **GRENN & BIRSIC, P.C.**

Date:

SEP 12, 2025

Sheriff No.

25002038

Court Case No.

2025-353

Prop Location: **19 WEST MCNUTT STREET HOUSTON, PA 15342**

DOLLAR BANK, FEDERAL SAVINGS BANK

vs SUNDI J. L. HANCHER

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	\$258.52
COPY OF WRIT	\$4.00
POUNDAGE	\$1,909.62
SALE AUCTION FEE	\$250.00
DEMO/REHAB FUND	\$250.00
CBG HOUSTON JT SEWER AUTH	\$86.81
MILEAGE	\$19.60
Total:	\$3,004.55
Liens	

Principal Amt		\$95,481.14
Interest		7,544.12
Attorney Fees		
PRO		237.26
SATISFACTION		103,262.52
Poundage	1,909.62	3,004.55
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		\$3,004.55
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	106,267	07