

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **McCABE, WEISBERG & CONWAY**

Date: **JULY 12, 2024**  
 Sheriff No. **24000121**  
 Court Case No. **2015-2479**

Prop Location: **30 PARK MANOR PLACE DONORA, PA 15033**

**CITIZENS BANK OF PENNSYLVANIA**

**vs ANY AND ALL UNKNOWN HEIRS, Successors,  
 Assigns and All Persons, Firms or Associations  
 Claiming Right, Title, or Interest from or under  
 VERNA KOVALAK, Deceased Mortgagor and  
 Last Real Owner, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **July 12, 2024**  
 Sheriff No. **24001137**  
 Court Case No. **2019-6615**

Prop Location: **666 EWING STREET WASHINGTON, PA 15301**

**SANTANDER BANK, N.A.**

**vs SUSAN GRIFFITH A/K/A SUSAN SANDERS, In  
 Her Capacity as Administratrix and Heir of the  
 Estate of MARK H. GRIFFITH A/K/A MARK  
 HARPER GRIFFITH, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **DILLON McCANDLESS KING COULTER & GRAHAM L.L.P.** Date: **July 12, 2024**  
 Sheriff No. **24001194**  
 Court Case No. **2022-3700**

Prop Location: **VARIED, HANOVER TWP, WASHINGTON COUNTY, PA**

**INDEPENDENCE EXCAVATING INC.**

**vs WASHINGTON COUNTY COUNCIL ON  
ECONOMIC DEVELOPMENT**

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt		\$11,192,959.59
LEVY ON EACH PARCEL	\$225.00	Interest		N/A
POSTER & HANDBILL - EA PARCEL	\$225.00	Attorney Fees		
PREPARE ADD FOR EACH PARCEL	\$225.00	PRO		227.04
PROTHONOTARY	\$12.00			
SERVING & POSTING - REAL PROP	\$225.00			
COPIES OF COST SHEETS	\$4.00			
COST OF SALE-REAL ESTATE	\$10.00			
DEED	\$30.00			
DISTRIBUTION SHEET PREP	\$25.00			
REAL ESTATE RECV, DOCKET & RET	\$15.00			
TAX SEARCH - CLAIM	\$5.00	SATISFACTION		11,193,186.63
TAX SEARCH - TREASURER	\$10.00	Poundage	223,859.19	3,269,878.09
ADVERTISING - OBSERVER	\$545.93	Sheriff Cost		
SALE AUCTION FEE	\$250.00	Sheriff Cost & Taxes & Lien		
COPIES OF WRIT	\$84.00	Poundage		
OTHER/POUNDAGE	\$223,859.19			
POSTAGE	\$4.00			
HANOVER TWP SEWER AUTHORITY	\$418,065.71			
(WELLS FARGO LN#1 PAYOFF	\$268,652.63)			
(WELLS FARGO LN#2 PAYOFF	\$2,357,003.16)			
MILEAGE	\$356.44			
MILEAGE	\$6.03			
<b>Total:</b>	<b>\$3,269,878.09</b>	<b>Total 1<sup>st</sup> Column</b>		<b>\$3,269,878.09</b>
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		<b>FAIR MARKET VALUE:</b>		
		<b>Total Taxes and Liens</b>		
		<b>Grand Total</b>	<b>14,463,064</b>	<b>72</b>

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **July 12, 2024**  
 Sheriff No. **24001145**  
 Court Case No. **2022-7650**

Prop Location: **545 PARK AVENUE MONONGAHELA, PA 15063**

**WILMINGTON SAVINGS FUND SOCIETY, FSB,  
 D/B/A CHRISTIANA TRUST AS TRUSTEE FOR  
 PNPMS TRUST III**

**vs UNKNOWN HEIRS, DEVISEES, AND/OR  
 PERSONAL REPRESENTATIVES OF ANN  
 JORDAN, DECEASED, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **JULY 12, 2024**  
 Sheriff No. **23003176**  
 Court Case No. **2023-2239**

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

**THE HUNTINGTON NATIONAL BANK**

**vs KIMBERLY J. BUCKNER**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **July 12, 2024**  
 Sheriff No. **24001218**  
 Court Case No. **2023-2656**

Prop Location: **3482 IVY HILL LANE ` FINLEYVILLE, PA 15332**

**PHH MORTGAGE CORPORATION**

**vs GARNET M. MIKUSH**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **HILL WALLACK LLP**

Date: **JULY 12, 2024**  
 Sheriff No. **24000347**  
 Court Case No. **2023-3248**

Prop Location: **1215 MAIN STREET BENTLEYVILLE, PA 15314**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, Not  
 In Its Individual Capacity but Solely as Trustee of  
 Reliant Trust**

**vs GREGORY B. MARSTELLER, Solely in His  
 Capacity as Heir of D. BOYD MARSTELLER,  
 DECEASED, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **VITTI LAW GROUP, INC.**

Date: **JULY 12, 2024**  
 Sheriff No. **24000394**  
 Court Case No. **2023-3501**

Prop Location: **327 GRACE AVENUE CANONSBURG, PA 15317**

**PENNSYLVANIA HOUSING FINANCE AGENCY**      **vs**      **KENNETH D. MOORBY**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JULY 12, 2024**  
 Sheriff No. **24000164**  
 Court Case No. **2023-3895**

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

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

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Attorney: **METZ LEWIS BRODMAN MUST O'KEEFE LLC**

Date: **July 12, 2024**  
 Sheriff No. **24001221**  
 Court Case No. **2023-5527**

Prop Location: **153 MEADOW STREET WESTLAND, PA 15378**

**CHROME FEDERAL CREDIT UNION**

**vs LINDA DARLENE KELLEY**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JULY 12, 2024**  
 Sheriff No. **24000080**  
 Court Case No. **2023-5563**

Prop Location: **20 OAK GROVE ROAD WASHINGTON, PA 15301**

**CITIZENS BANK, N.A.**

**vs TRAVIS D. MARTIN**

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Attorney: **FEIN, SUCH, KAHN & SHEPARD, P.C.**

Date: **July 12, 2024**  
 Sheriff No. **24001208**  
 Court Case No. **2023-6611**

Prop Location: **1080 BRUCE STREET WASHINGTON, PA 15301**

**LAELIA, LLC**

**vs TRACY A MELSON**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **July 12, 2024**  
 Sheriff No. **24001116**  
 Court Case No. **2023-6680**

Prop Location: **830 CREST AVENUE CHARLEROI, PA 15022**

**MILL CITY MORTGAGE LOAN TRUST 2017-3, ET AL vs RUTH M. YELANICH AKA RUTH YELANICH**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **July 12, 2024**  
 Sheriff No. **24001212**  
 Court Case No. **2023-7211**

Prop Location: **3 SHORT STREET ELRAMA, PA 15038**

**WILMINGTON SAVINGS FUND SOCIETY, FSB,  
 D/B/A CHRISTIANA TRUST AS TRUSTEE FOR  
 PNPMS TRUST IV**

**vs RANDY P. STORY, ADMINISTRATOR OF THE  
 ESTATE OF PATRICIA A. STORY A/K/A PATRICIA  
 ANN STORY**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date:

**JULY 12, 2024**

Sheriff No.

**24000880**

Court Case No.

**2023-7365**

Prop Location: **60 WISETOWN ROAD CHARLEROI, PA 15022**

**AJAX MORTGAGE LOAN TRUST 2023-B**

**vs STEVEN L. PRENTICE**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **July 12, 2024**  
 Sheriff No. **24001128**  
 Court Case No. **2024-195**

Prop Location: **511 4TH AVENUE NEW EAGLE, PA 15067**

**ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, vs MICHAEL A. CINCIRIPINI**  
**LLC f/k/a QUICKEN LOANS INC.**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **July 12, 2024**  
 Sheriff No. **24001117**  
 Court Case No. **2024-618**

Prop Location: **810 VENETIA ROAD VENETIA, PA 15367**

**CITIZENS BANK, N.A.**

**vs CHARLES R. RINGLING**

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