

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **WONG FLEMING, P.C.**

Date: **MAY 3, 2024**  
 Sheriff No. **24000381**  
 Court Case No. **2007-8240**

Prop Location: **1157 BAYBERRY DRIVE ` CANONSBURG, PA 15317**

**CHICAGO TITLE INSURANCE COMPANY**

**vs ROSE CONTE, SALVATORE CONTE, AND  
MICHELLE CONTE**

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Attorney: **McCABE, WEISBERG & CONWAY**

Date: **MAY 3, 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: **POWERS KIRN, LLC**

Date: **MAY 3, 2024**  
 Sheriff No. **24000335**  
 Court Case No. **2018-749**

Prop Location: **1691 FOURTH STREET a/k/a 1691 4TH STREET MONONGAHELA, PA 15063**

**PENNYMAC LOAN SERVICES, LLC**

**vs ADAM SABOL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **McCABE, WEISBERG & CONWAY**

Date: **MAY 3, 2024**  
 Sheriff No. **23002901**  
 Court Case No. **2019-5066**

Prop Location: **6 KINGSWOOD COURT WASHINGTON, PA 15301**

**RBC BANK (GEORGIA), N.A.**

**vs MICHAEL KUNA a/k/a MICHAEL STEPHEN KUNA and UNITED STATES OF AMERICA**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **MAY 3, 2024**  
 Sheriff No. **24000120**  
 Court Case No. **2021-5591**

Prop Location: **53 SHARP AVENUE WASHINGTON, PA 15301**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, Not Individually but Solely as Trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1**

**vs LARRY RUSSELL, In His Capacity as Heir of THELMA RUSSELL A/K/A THELMA E. RUSSELL, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **MAY 3, 2024**  
 Sheriff No. **23001805**  
 Court Case No. **2022-4079**

Prop Location: **417 WEST MALDEN DRIVE COAL CENTER, PA 15423**

**PNC BANK, NATIONAL ASSOCIATION**

**vs MELISSA WHITESKUNK AND JACOB DANIEL WHITESKUNK**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **MAY 3, 2024**

Sheriff No. **23001945**

Court Case No. **2022-4223**

Prop Location: **233 NORTH LINCOLN STREET WASHINGTON, PA 15301**

**PHH MORTGAGE CORPORATION**

**vs CRISTA WISE In Her Capacity as Heir of  
ELIZABETH F. WISE, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **POWERS KIRN, LLC**

Date: **MAY 3, 2024**  
 Sheriff No. **23001787**  
 Court Case No. **2022-8138**

Prop Location: **384 JUSTABOUT ROAD VENETIA, PA 15367**

**PENNYMAC LOAN SERVICES LLC**

**vs SELINA M. LITTELL a/k/a SELINA LITTELL, As  
 Executrix of the ESTATE OF RICHARD MITCHELL  
 a/k/a RICHARD ARLEN MITCHELL, III,  
 DECEASED**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: PARKER MCCAY P.A.

Date:

**MAY 3, 2024**

Sheriff No.

**23002890**

Court Case No.

**2022-8674**

Prop Location: 114 ELEANOR STREET LANGELOTH, PA 15054

**U.S. BANK TRUST NATIONAL ASSOCIATION, Not vs ROXANNE CALHOUN**  
**In Its Individual Capacity But Solely as Owner**  
**Trustee for VRMTG Asset Trust**

DEPUTIES EDUCATION FUND	\$40.00		Principal Amt	\$68,637.40
LEVY ON EACH PARCEL	\$15.00		Interest	1,530.90
POSTER & HANDBILL FOR EACH PARCEL	\$15.00		Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00		PRO	439.08
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	70,607.38
TAX SEARCH - CLAIM	\$5.00		Poundage	1,372.75
TAX SEARCH - TREASURER	\$10.00		Sheriff Cost	2,168.83
ADVERTISING - OBSERVER	\$252.92		Sheriff Cost & Taxes & Lien	
REAL ESTATE CONTINUED SALE	\$20.00		Poundage	
OTHER/POUNDAGE	\$1,372.75			
SALE AUCTION FEE	\$250.00			
MILEAGE	\$47.16			
<b>Total:</b>	<b>\$2,168.83</b>		<b>Total 1<sup>st</sup> Column</b>	<b>\$2,168.83</b>
<b>Liens</b>			<b>TAXES</b>	
			THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
			<b>FAIR MARKET VALUE:</b>	
			<b>Total Taxes and Liens</b>	
			<b>Grand Total</b>	<b>72,776 21</b>

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **MAY 3, 2024**  
 Sheriff No. **23002212**  
 Court Case No. **2023-815**

Prop Location: **294 CHUBBIC ROAD CANONSBURG, PA 15317**

**DEUTSCHE BANK NATIONAL TRUST COMPANY,  
 As Trustee for Morgan Stanley ABS Capital I Inc.  
 Trust 2003-NC8**

**vs KAREN ANN KLETCH, In Her Capacity as  
 Administratrix and Heir of The Estate of  
 VINCENT PAUL KLETCH A/K/A VINCENT  
 KLETCH, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **MAY 3, 2024**  
 Sheriff No. **24000066**  
 Court Case No. **2023-878**

Prop Location: **395 WILBERT AVENUE WASHINGTON, PA 15301**

**CITIZENS BANK, N.A., S/B/M TO CITIZENS BANK OF PENNSYLVANIA** vs **KAREN I. THOMPSON**

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Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **MAY 3, 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: **HILL WALLACK LLP**

Date: **MAY 3, 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: **POWERS KIRN, LLC**

Date: **MAY 3, 2024**  
 Sheriff No. **24000362**  
 Court Case No. **2023-3450**

Prop Location: **160 IOLA AVENUE WASHINGTON, PA 15301**

**PENNYMAC LOAN SERVICES LLC**

**vs MARISSA R. DUNN**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: VITTI LAW GROUP, INC.

Date: **MAY 3, 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: **RAS CITRON LLC**

Date: **MAY 3, 2024**  
 Sheriff No. **24000571**  
 Court Case No. **2023-3562**

Prop Location: **314 SOMERSET DRIVE EIGHTY-FOUR, PA 15330**

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

**vs JEFFREY THOMAS, In His Capacity as  
 Administrator and Heir of the Estate of DARLA  
 S. THOMAS, Deceased Heir of NANCY ANN  
 THOMAS, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **MAY 3, 2024**  
 Sheriff No. **24000569**  
 Court Case No. **2023-5008**

Prop Location: **347 CLARK STREET WASHINGTON, PA 15301**

**SPECIALIZED LOAN SERVICING LLC**

**vs JOHNNNA L. YEZEKSI**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **MAY 3, 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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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **PURCELL KRUG & HALLER**

Date: **MAY 3, 2024**  
 Sheriff No. **24000091**  
 Court Case No. **2023-5829**

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

**PENNSYLVANIA HOUSING FINANCE AGENCY**      **vs**      **HOPE M. HAYMAN**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **MAY 3, 2024**  
 Sheriff No. **24000342**  
 Court Case No. **2023-6824**

Prop Location: **226 WAYNE STREET CLAYSVILLE, PA 15323**

**PENNYMAC LOAN SERVICES LLC**

**vs ELIZABETH J. LAUER**

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