

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **FRIEDMAN VARTOLO LLP**

Date:

March 31, 2025

Sheriff No.

25000175

Court Case No.

2022-1861

Prop Location: 284 SWAGLER ROAD SCENERY HILL, PA 15360

**U.S. BANK TRUST NATIONAL ASSOCIATION, As
Trustee of the Igloo Series IV Trust**

**vs DEBRA S. BROWN AND JOSEPH STANLEY
BROWN**

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 &	\$15.00
RETURN	
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
ADVERTISING - OBSERVER	\$309.11
COPY OF WRIT EACH	\$12.00
OTHER/POUNDAGE	\$950.20
SALE AUCTION FEE	\$250.00
POSTAGE	\$8.00
WASHINGTON CO TAX	\$199.50
PIGEON CREEK SANITARY AUTHORITY	\$7,921.80
MILEAGE	\$188.94
Total:	\$10,100.55
Liens	

Principal Amt	\$47,510.23	
Interest	NA	
Attorney Fees		
PRO	310.62	
SATISFACTION	47,820.85	
Poundage	950.20	
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column	\$10,100.55	
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	57,921	40

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **FRIEDMAN VARTOLO LLP**

2023-2238

Prop Location: **1085 ARCH STREET WASHINGTON, PA 15301**

U.S. BANK TRUST NATIONAL ASSOCIATION, As vs DEANNE L. SAUER
Trustee of Treehouse Series V Trust

[illegible]

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date:

March 29, 2025

Sheriff No.

25000184

Court Case No.

2024-3093

Prop Location: **602 5TH STREET CHARLEROI, PA 15022**

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, vs SHIRLEY L. WALKER
LLC f/k/a QUICKEN LOANS INC.

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 & RETURN	\$15.00
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
COPY OF WRIT EACH	\$18.00
OTHER/POUNDAGE	\$599.82
SALE AUCTION FEE	\$250.00
POSTAGE	\$4.00
CHARLEROI BOROUGH TAX	\$306.90
CHARLEROI BOROUGH TAX	\$725.18
WASHINGTON CO TAX	\$78.73
ADVERTISING - OBSERVER	\$348.81
MILEAGE	\$98.46
Total:	\$2,655.93
Liens	

Principal Amt	\$29,990.81	
Interest	258.12	
Attorney Fees		
PRO	353.66	
SATISFACTION	30,602.59	
Poundage	599.82	
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column	\$2,655.93	
TAXES		
THIRD PARTY PURCHASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)		
FAIR MARKET VALUE:		
Total Taxes and Liens		
Grand Total	33,258	52

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date:

March 29, 2025

Sheriff No.

25000308

Court Case No.

2024-3423

Prop Location: **21 DAISYTOWN ROAD DAISYTOWN, PA 15427**

PENNSYLVANIA EQUITY RESOURCES INC.

**vs JONATHAN W. SMITH AND TRISHA M.
HILLBERRY**

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 &	\$15.00
RETURN	
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
OTHER/POUNDAGE	\$1,929.92
SALE AUCTION FEE	\$250.00
WASHINGTON CO TAX	\$242.76
ADVERTISING - OBSERVER	\$285.29
MILEAGE	\$88.44
Total:	\$3,057.41
Liens	

Principal Amt	\$96,496.12	
Interest	1,490.84	
Attorney Fees		
PRO	NA	
SATISFACTION	97,986.96	
Poundage	1.929.92	
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column	\$3,057.41	
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	101,044	37

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **FRIEDMAN VARTOLO LLP**

Date:

March 29, 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 & RETURN	\$15.00
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
ADVERTISING - OBSERVER	\$180.49
OTHER/POUNDAGE	\$4,210.81
SALE AUCTION FEE	\$250.00
POSTAGE	\$8.00
WASHINGTON CO TAX	\$512.00
MILEAGE	\$72.36
Total:	\$5,494.66
Liens	

Principal Amt	\$210,540.33	
Interest	8,202.57	
Attorney Fees		
PRO	NA	
SATISFACTION	218,742.90	
Poundage	4,210.81	
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column	\$5,494.66	
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	224,237	56

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date:

March 31, 2025

Sheriff No.

25000240

Court Case No.

2024-5510

Prop Location: **2202 THE CIRCLE AKA THE CIR WASHINGTON, PA 15301**

PENNSYLVANIA EQUITY RESOURCES INC.

vs ROBERT J. SWETT, II AND CHELSEA SWETT

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 &	\$15.00
RETURN	
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
ADVERTISING - OBSERVER	\$285.29
OTHER/poundage	\$5,570.42
SALE AUCTION FEE	\$250.00
WASHINGTON CO TAX	\$558.17
WASHINGTON- E WASHINGTON JOINT	\$144.68
AUTHORITY	
MILEAGE	\$18.09
Total:	\$7,087.65
Liens	

Principal Amt	\$278,520.95	
Interest	8,490.44	
Attorney Fees		
PRO	223.00	
SATISFACTION	287,234.39	
Poundage	5,570.42	
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column	\$7,087.65	
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	294,322	04

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date:

March 31, 2025

Sheriff No.

25000412

Court Case No.

2024-5980

Prop Location: **1505 BEDILLION ROAD WASHINGTON, PA 15301**

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS,
LLC

VS

**ATHANASIA SEIBERT A/K/A ATANASIA SEIBERT,
Administratrix for the Estate of DALE SEIBERT
A/K/A DALE WARREN SEIBERT, SR., DECEASED**

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 & RETURN	\$15.00
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
ADVERTISING - OBSERVER	\$332.93
OTHER/POUNDAGE	\$3,188.97
SALE AUCTION FEE	\$250.00
POSTAGE	\$8.00
WASHINGTON CO TAX	\$369.36
MILEAGE	\$30.15
Total:	\$4,405.41
Liens	

Principal Amt	\$159,448.39	
Interest	2,621.60	
Attorney Fees		
PRO	232.53	
SATISFACTION	162,302.52	
Poundage	3,188.97	
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column	\$4,405.41	
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	166,707	93

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **POWERS KIRN, LLC**

Date:

March 29, 2025

Sheriff No.

25000242

Court Case No.

2024-6407

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

**THE BANK OF NEW YORK MELLON TRUST
COMPANY, N.A., ET AL**

**vs RANDY P. STORY, As Administrator of the
Estate of PATRICIA A. STORY a/k/a PATRICIA
ANN STORY, DECEASED**

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 & RETURN	\$15.00
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
COPY OF WRIT EACH	\$18.00
OTHER/POUNDAGE	\$515.34
SALE AUCTION FEE	\$250.00
ADVERTISING - OBSERVER	\$285.29
WASHINGTON CO TAX	\$126.12
MILEAGE	\$62.98
Total:	\$1,483.73
Liens	

Principal Amt	\$25,767.16	
Interest	398.56	
Attorney Fees		
PRO	265.99	
SATISFACTION	26,431.71	
Poundage	515.34	
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column	\$1,483.73	
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	27,915	44

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **McCABE, WEISBERG & CONWAY**

Date: **April 4, 2025**

Sheriff No. **24000891**

Court Case No. **2022-69**

Prop Location: **2151 THE CIRCLE WASHINGTON, PA 15301**

DLJ MORTGAGE CAPITAL INC.

**vs ROBERT CLARKE, Known Surviving Heir of
CLAUDETTE H. CLARKE, ET AL**

DEPUTIES EDUCATION FUND	\$100.00	Principal Amt	\$137,132.68
LEVY ON EACH PARCEL	\$15.00	Interest	16,003.40
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	605.42
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$75.00		
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	\$ 153,741.50
TAX SEARCH - CLAIM	\$5.00	Poundage	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$291.11	Sheriff Cost & Taxes & Lien	
REAL ESTATE EACH CONTINUED SALE	\$120.00	Poundage	
COPY OF WRIT EACH	\$18.00		
OTHER	\$2,742.65		
SALE AUCTION FEE	\$250.00		
WASHINGTON- E WASHINGTON JOINT AUTHORITY	\$126.47		
POSTAGE	\$4.00		
WASHINGTON CO TAX	\$325.77		
MILEAGE	\$30.15		
Total:	\$4,239.15	Total 1 st Column	\$4,239.15
		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	\$ 157,980 65

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **PEACOCK KELLER LLP**

Date:	APRIL 4, 2025
Sheriff No.	24003585
Court Case No.	2024-358

Prop Location: 115 FORD STREET WASHINGTON, PA 15301

WASHINGTON COUNTY HABITAT FOR HUMANITY, INC.

vs DANA L. FIELDS a/k/a DANA FIELDS KING

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 & RETURN	\$15.00
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
ADVERTISING - OBSERVER	\$224.63
REAL ESTATE EACH CONTINUED SALE	\$20.00
OTHER	\$444.35
SALE AUCTION FEE	\$250.00
POSTAGE	\$8.00
MILEAGE	\$6.03
MILEAGE	\$6.03
Total:	\$1,185.04
Liens	

Principal Amt	\$22,217.28	
Interest		
Attorney Fees		
PRO		
SATISFACTION		
Poundage		
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1st Column	\$1,185.04	
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		

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **HLADIK ONORATO AND FEDERMAN, LLP**

Date: **APRIL 4, 2025**
 Sheriff No. **24002839**
 Court Case No. **2024-487**

Prop Location: **240 EAST COLLEGE STREET CANONSBURG, PA 15317**

DOLLAR BANK, FEDERAL SAVINGS BANK

**vs UNKNOWN SURVIVING HEIRS OF ROBERT G.
DEFILIPPO, DECEASED**

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
SERVING & POSTING - REAL PROPERTY	\$30.00
COPIES OF COST SHEETS	\$4.00
REAL ESTATE RECEIVE, DOCKET & RETURN	\$15.00
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
ADVERTISING - OBSERVER	\$410.33
REAL ESTATE EACH CONTINUED SALE	\$40.00
COPY OF WRIT EACH	\$12.00
OTHER	\$560.52
SALE AUCTION FEE	\$250.00
POSTAGE	\$4.00
WASHINGTON CO TAX	\$297.91
TAX CLAIM - WASHINGTON COUNTY	\$4,660.64
CANONSBURG BOROUGH TAX	\$629.00
CANONSBURG BOROUGH TAX	\$505.25
COST OF SALE-REAL ESTATE	\$10.00
DISTRIBUTION SHEET PREPARATION	\$25.00
DEED	\$30.00
PROTHONOTARY	\$12.00
MILEAGE	\$22.78
Total:	\$7,618.43
Liens	

Principal Amt	\$28,005.86	
Interest	1,373.61	
Attorney Fees		
PRO	317.78	
SATISFACTION	\$ 29,697.25	
Poundage		
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column	\$7,618.43	
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	\$ 37,315	68

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	\$245.39
REAL ESTATE EACH CONTINUED SALE	\$80.00
COPY OF WRIT EACH	\$18.00
OTHER	\$816.86
SALE AUCTION FEE	\$250.00
WASHINGTON- E WASHINGTON JOINT AUTHORITY	\$103.95
WASHINGTON CO TAX	\$103.83
MILEAGE	\$23.45
Total:	\$1,902.48
Liens	

Principal Amt	\$40,823.12	
Interest	3,338.87	
Attorney Fees		
PRO	489.24	
SATISFACTION	\$ 44,651.23	
Poundage		
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column	\$1,902.48	
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	\$ 46,553	71

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **March 27, 2025**
 Sheriff No. **24002187**
 Court Case No. **2024-1309**

Prop Location: **309 DEWEY AVENUE WASHINGTON, PA 15301**

DEUTSCHE BANK NATIONAL TRUST COMPANY

**vs THE UNKNOWN HEIRS, Trustees and
 Representatives of the BLAIR J. CARPENTER
 and DONNA J. CARPENTER Revocable Living
 Trust, ET AL**

DEPUTIES EDUCATION FUND	\$20.00	Principal Amt	\$62,394.02
LEVY ON EACH PARCEL	\$15.00	Interest	1,768.32
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	293.56
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 & RETURN	\$15.00	SATISFACTION	\$ 64,455.90
TAX SEARCH - CLAIM	\$5.00	Poundage	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$363.20	Sheriff Cost & Taxes & Lien	
REAL ESTATE EACH CONTINUED SALE	\$60.00	Poundage	
OTHER	\$1,247.88		
SALE AUCTION FEE	\$250.00		
POSTAGE	\$4.00		
WASHINGTON CITY SOLID WASTE	\$2,591.19		
WASHINGTON CO TAX	\$196.94		
MILEAGE	\$6.03		
Total:	\$4,910.24	Total 1 st Column	\$4,910.24
		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	\$ 69,366 14

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **ALBERTELLI LAW**

Date: **April 1, 2025**

Sheriff No. **25000066**

Court Case No. **2023-2212**

Prop Location: **85 WILLOWBROOK LANE WASHINGTON, PA 15301**

U.S. BANK NATIONAL ASSOCIATION, ET AL

**vs UNKNOWN HEIRS, Devisees and Personal
Representatives and any of the Successors in
right, title and interest to CAROL A. SHOMAN,
Deceased Mortgagor and Owner**

DEPUTIES EDUCATION FUND	\$80.00	Principal Amt	\$96,884.68
LEVY ON EACH PARCEL	\$15.00	Interest	4,017.53
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	293.40
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	101,195.61
TAX SEARCH - CLAIM	\$5.00	Poundage 1,937.69	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$398.93	Sheriff Cost & Taxes & Lien	
REAL ESTATE EACH CONTINUED SALE	\$20.00	Poundage	
COPY OF WRIT EACH	\$24.00		
OTHER	\$1,937.69		
SALE AUCTION FEE	\$250.00		
WASHINGTON COUNTY	\$307.40		
WASHINGTON- E WASHINGTON JOINT AUTHORITY	\$677.94		
MILEAGE	\$24.12		
Total:	\$3,936.08	Total 1 st Column	\$3,936.08
		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	105,131 69

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 & RETURN	\$15.00
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
ADVERTISING - OBSERVER	\$224.63
REAL ESTATE EACH CONTINUED SALE	\$20.00
COPY OF WRIT EACH	\$18.00
OTHER	\$653.51
SALE AUCTION FEE	\$250.00
CHARLEROI BOROUGH TAX	\$644.49
MILEAGE	\$65.66
Total:	\$2,102.29
Liens	

Principal Amt	\$47,061.66
Interest	966.60
Attorney Fees	
PRO	336.83
SATISFACTION	\$ 48,365.09
Poundage	
Sheriff Cost	
Sheriff Cost & Taxes & Lien	
Poundage	
Total 1 st Column	\$2,102.29
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	\$ 50,467 38

DEPUTIES EDUCATION FUND	\$80.00	Principal Amt	\$74,589.78	
LEVY ON EACH PARCEL	\$15.00	Interest	4,430.40	
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees		
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	254.93	
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	\$ 79,275.11	
TAX SEARCH - CLAIM	\$5.00	Poundage		
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost		
ADVERTISING - OBSERVER	\$245.39	Sheriff Cost & Taxes & Lien		
REAL ESTATE EACH CONTINUED SALE	\$80.00	Poundage		
COPY OF WRIT EACH	\$6.00			
OTHER	\$1,491.80			
SALE AUCTION FEE	\$250.00			
POSTAGE	\$4.00			
WASHINGTON- E WASHINGTON JOINT AUTHORITY	\$2,124.98			
WASHINGTON CITY SOLID WASTE	\$2,378.15			
PA INCOME TAX LIEN	\$372.58			
WASHINGTON CO TAX	\$202.90			
MILEAGE	\$24.12			
Total:	\$7,475.92	Total 1st Column	\$7,475.92	
		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	\$ 86,751	03

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: LOGS LEGAL GROUP LLP

Date: April 4, 2025
 Sheriff No. 24001354
 Court Case No. 2023-2759

Prop Location: 471 THIRD STREET WASHINGTON, PA 15301

DLJ MORTGAGE CAPITAL INC.

**vs REBECCA RIVERA, known Heir of TOBIN
 HRUTKAY, DECEASED, ET AL**

DEPUTIES EDUCATION FUND	\$80.00	Principal Amt	\$94,789.39	
LEVY ON EACH PARCEL	\$15.00	Interest	7,886.35	
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees		
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	449.90	
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	\$ 103,125.64	
TAX SEARCH - CLAIM	\$5.00	Poundage		
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost		
ADVERTISING - OBSERVER	\$245.39	Sheriff Cost & Taxes & Lien		
REAL ESTATE EACH CONTINUED SALE	\$80.00	Poundage		
COPY OF WRIT EACH	\$12.00			
OTHER	\$1,895.79			
SALE AUCTION FEE	\$250.00			
WASHINGTON CO TAX	\$219.19			
WASHINGTON- E WASHINGTON JOINT AUTHORITY	\$85.00			
WASHINGTON CITY SOLID WASTE	\$579.00			
MILEAGE	\$42.21			
Total:	\$3,704.58	Total 1 st Column	\$3,704.58	
		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	\$ 106,830	22

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date:

APRIL 4, 2025

Sheriff No.

24002836

Court Case No.

2024-2819

Prop Location: **112 TAYLOR RUN ROAD MONONGAHELA, PA 15063**

STOCKTON MORTGAGE CORPORATION

vs DAVID J. FIDANZATO II

[illegible]

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **APRIL 4, 2025**
 Sheriff No. **24001348**
 Court Case No. **2023-4463**

Prop Location: **595 AMITY RIDGE ROAD AMITY, PA 15311**

METROPOLITAN LIFE INSURANCE COMPANY

**vs JACQUELYN HAYES, known Heir of DENISE
MARIE HAYES a/k/a DENISE M. HAYES,
DECEASED, 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 & RETURN	\$15.00
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
ADVERTISING - OBSERVER	\$257.30
REAL ESTATE EACH CONTINUED SALE	\$80.00
COPY OF WRIT EACH	\$18.00
OTHER	\$1,928.29
SALE AUCTION FEE	\$250.00
WASHINGTON CO TAX	\$224.33
MILEAGE	\$62.26
Total:	\$3,116.23
Liens	

Principal Amt	\$96,414.28	
Interest	7,060.13	
Attorney Fees		
PRO	523.53	
SATISFACTION	\$ 103,997.94	
Poundage		
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column	\$3,116.23	
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	\$ 107,114	17

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **FRIEDMAN VARTOLO LLP**

Date: **APRIL 4, 2025**

Sheriff No. **23002596**

Court Case No. 2018-5123

Prop Location: **72 MCCONNELLS MILLS ROAD WASHINGTON, PA 15301**

**U.S. BANK TRUST N.A., As Trustee of the
Bungalow Series IV Trust**

vs ROCHELLE HEIDER AND DAVID A. HEIDER

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	\$261.95
REAL ESTATE EACH CONTINUED SALE	\$160.00
COPY OF WRIT EACH	\$18.00
OTHER/POUNDAGE	\$2,771.74
SALE AUCTION FEE	\$250.00
WASHINGTON CO TAX	\$341.97
MILEAGE	\$35.38
Total:	\$4,100.04
Liens	

Principal Amt	\$138,586.89	
Interest	18,611.26	
Attorney Fees		
PRO	1,317.85	
SATISFACTION	\$ 158,516.00	
Poundage		
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column	\$4,100.04	
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	\$ 162,616	04