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	Principal Amt		\$47,51	0.23
LEVY ON EACH PARCEL	\$15.00	Interest			NA
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees			
PREPARE ADD FOR EACH PARCEL	\$15.00				
PROTHONOTARY	\$12.00	PRO		310).62
SERVING & POSTING - REAL PROPERTY	\$45.00				
COPIES OF COST SHEETS	\$4.00				
COST OF SALE-REAL ESTATE	\$10.00				
DEED	\$30.00	N 2.75		. 116	
DISTRIBUTION SHEET PREPARATION	\$25.00	1 1 2 X 1 1 1			
REAL ESTATE RECEIVE, DOCKET &	\$15.00	CATICEACTION		47.00	
RETURN		SATISFACTION	252.22	47,820).85
TAX SEARCH - CLAIM	\$5.00	Poundage	950.20		
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost			
ADVERTISING - OBSERVER	\$309.11	Sheriff Cost & T	aves & Lien	-	
COPY OF WRIT EACH	\$12.00		axes & tien		
OTHER/POUNDAGE	\$950.20	Poundage			
SALE AUCTION FEE	\$250.00				
POSTAGE	\$8.00				
WASHINGTON CO TAX	\$199.50				
PIGEON CREEK SANITARY AUTHORITY	\$7,921.80	56			
MILEAGE	\$188.94			4	
Total: \$10,100.55		Total 1st Column		\$10,100.5	55
			TAXES		
		THIRD PARTY P			
		TAX OF 2% (2.	5% PETERS TO	WNSHIP) OF (F.	.M.V.)
Liens		FAIR MARKET V	ALUE:		
		Total Taxes and	Liens		
		Grand Total		57,921	40
				W - C.	
		-			

Attorney: FRIEDMAN VARTOLO LLP

Date:

March 29, 2025

Sheriff No. Court Case No.

25000170 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

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$75,579	.56
LEVY ON EACH PARCEL	\$15.00	Interest	7,712	2.82
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees		
PREPARE ADD FOR EACH PARCEL	\$15.00	Attorney rees		
PROTHONOTARY	\$12.00	PRO	263	.30
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 &	\$15.00			
RETURN		SATISFACTION	83,55	5.68
TAX SEARCH - CLAIM	\$5.00	Poundage		
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	6,87	1.20
COPY OF WRIT EACH	\$12.00	Sheriff Cost & Taxe	c 9. Lion	
OTHER/POUNDAGE	\$1,511.59		S & Lien	
SALE AUCTION FEE	\$250.00	Poundage		
POSTAGE	\$8.00			
ADVERTISING - OBSERVER	\$261.47			
WASHINGTON CO TAX	\$141.18			
WASHINGTON- E WASHINGTON JOINT AUTHORITY	\$102.53			
WASHINGTON CITY SOLID WASTE	\$4,329.62			
MILEAGE	\$28.81			
Total: \$6,871.20		Total 1st Column	\$6,871.2	20
			TAXES	
			HCASER: REAL ESTATE TRA PETERS TOWNSHIP) OF (F.	
Liens		FAIR MARKET VAL	UE:	,
		Total Taxes and Lie	ns	
		Grand Total	90,426	88

Attorney: **STERN & EISENBERG PC**

Date:

March 29, 2025

Sheriff No. Court Case No. 25000184 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	Principal Amt		\$29,99	0.81
LEVY ON EACH PARCEL	\$15.00	Interest		25	8.12
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees			
PREPARE ADD FOR EACH PARCEL	\$15.00				
PROTHONOTARY	\$12.00	PRO		35:	3.66
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	CATIONACTION		20.000	
TAX SEARCH - CLAIM	\$5.00	SATISFACTION		30,602	2.59
TAX SEARCH - TREASURER	\$10.00	Poundage	599.82		
COPY OF WRIT EACH	\$18.00	Sheriff Cost			
OTHER/POUNDAGE	\$599.82	Sheriff Cost & Ta	vos 9. Lion		
SALE AUCTION FEE	\$250.00		ixes & Lien		
POSTAGE	\$4.00	Poundage			
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		Total 1 st Column		\$2,655.9	93
		THIRD PARTY P TAX OF 2% (2.5	TAXES URHCASER: REA 5% PETERS TOW		
Liens		FAIR MARKET V	ALUE:		
					-
		Total Taxes and I	Liens		
		Grand Total		33,258	52
			-		

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	Principal Amt	\$96,496	5.12
LEVY ON EACH PARCEL	\$15.00	Interest	1,490	1 8/1
POSTER & HANDBILL FOR EACH PARCEL	\$15.00		1,450	J.U4
PREPARE ADD FOR EACH PARCEL	\$15.00	Attorney Fees		
PROTHONOTARY	\$12.00	PRO		NA
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		SATISFACTION	97,98	6.96
TAX SEARCH - CLAIM	\$5.00	Poundage 1.929.92		
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost		
OTHER/POUNDAGE	\$1,929.92	Sheriff Cost & Taxes & Lien		
SALE AUCTION FEE	\$250.00			
WASHINGTON CO TAX	\$242.76	Poundage		
ADVERTISING - OBSERVER	\$285.29			
MILEAGE	\$88.44			
Total: \$3,057.41		Total 1st Column	\$3,057.4	1
		TAX THIRD PARTY PURHCASER TAX OF 2% (2.5% PETERS	: REAL ESTATE TRA	
Liens		FAIR MARKET VALUE:		
		Total Taxes and Liens		

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	Principal Amt	\$210,54	0.33
LEVY ON EACH PARCEL	\$15.00	Interest	8,202	2.57
POSTER & HANDBILL FOR EACH PARCEL	\$15.00			
PREPARE ADD FOR EACH PARCEL	\$15.00	Attorney Fees		
PROTHONOTARY	\$12.00	PRO		NA
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	0.00		
REAL ESTATE RECEIVE, DOCKET &	\$15.00		240.74	
RETURN		SATISFACTION	218,74	2.90
TAX SEARCH - CLAIM	\$5.00		210.81	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost		
ADVERTISING - OBSERVER	\$180.49	Sheriff Cost & Tax	nc & lien	
OTHER/POUNDAGE	\$4,210.81		es & Licii	
SALE AUCTION FEE	\$250.00	Poundage		
POSTAGE	\$8.00	15.22 26.7		
WASHINGTON CO TAX	\$512.00	`		
MILEAGE	\$72.36			
Total: \$5,494.66		Total 1st Column	\$5,494.	56
			TAXES RHCASER: REAL ESTATE TRA 6 PETERS TOWNSHIP) OF (F	
Liens		FAIR MARKET VAI	.UE:	
		Total Taxes and Lie	ens	
		Total Taxes and El		

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	Principal Amt		\$278,520).95
LEVY ON EACH PARCEL	\$15.00	Interest		8,490	0.44
POSTER & HANDBILL FOR EACH PARCEL PREPARE ADD FOR EACH PARCEL	\$15.00 \$15.00	Attorney Fees			
PROTHONOTARY	\$12.00	PRO		223	. 00
SERVING & POSTING - REAL PROPERTY	\$45.00	1110			
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		SATISFACTION		287,23	4.39
TAX SEARCH - CLAIM	\$5.00	Poundage	5,570.42		
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost			
ADVERTISING - OBSERVER	\$285.29	Sheriff Cost & T	avec & Lien		
OTHER/poundage	\$5,570.42		axes & Lien		
SALE AUCTION FEE	\$250.00	Poundage			
WASHINGTON CO TAX	\$558.17				
WASHINGTON- E WASHINGTON JOINT	\$144.68				
AUTHORITY					
MILEAGE	\$18.09				
otal: \$7,087.65		Total 1st Colum		\$7,087.6	55
			TAXES PURHCASER: REA .5% PETERS TOV		
Liens		FAIR MARKET V	/ALUE:		
		Total Taxes and	Liens		
		Total Taxes and	Liens	294,322	04

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	Principal Amt		\$159,448	8.39
LEVY ON EACH PARCEL	\$15.00	Interest		2,621	L.60
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees			-
PREPARE ADD FOR EACH PARCEL	\$15.00				
PROTHONOTARY	\$12.00	PRO		232	2.53
SERVING & POSTING - REAL PROPERTY	\$30.00			-	
COPIES OF COST SHEETS	\$4.00		10		
COST OF SALE-REAL ESTATE	\$10.00				
DEED	\$30.00				
DISTRIBUTION SHEET PREPARATION	\$25.00				
REAL ESTATE RECEIVE, DOCKET &	\$15.00			162.00	
RETURN		SATISFACTION		162,30	2.52
TAX SEARCH - CLAIM	\$5.00	Poundage	3,188.97		
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost			
ADVERTISING - OBSERVER	\$332.93	Sheriff Cost & 7	Tayos 9 Lion		
OTHER/POUNDAGE	\$3,188.97		axes & Lien		
SALE AUCTION FEE	\$250.00	Poundage			
POSTAGE	\$8.00				
WASHINGTON CO TAX	\$369.36				
				1	
MILEAGE	\$30.15				
	\$30.15	Total 1 st Colum		\$4,405.4	11
	\$30.15	THIRD PARTY TAX OF 2% (2	TAXES PURHCASER: RE .5% PETERS TO\	AL ESTATE TRA	NSFER
	\$30.15	THIRD PARTY	TAXES PURHCASER: RE .5% PETERS TO\	AL ESTATE TRA	NSFER
Total: \$4,405.41	\$30.15	THIRD PARTY TAX OF 2% (2	TAXES PURHCASER: RE .5% PETERS TO\	AL ESTATE TRA	NSFER
Total: \$4,405.41	\$30.15	THIRD PARTY TAX OF 2% (2	TAXES PURHCASER: RE .5% PETERS TO\	AL ESTATE TRA	NSFER
Total: \$4,405.41	\$30.15	THIRD PARTY TAX OF 2% (2	TAXES PURHCASER: RE .5% PETERS TO\	AL ESTATE TRA	NSFER
Total: \$4,405.41	\$30.15	THIRD PARTY TAX OF 2% (2	TAXES PURHCASER: RE .5% PETERS TO\	AL ESTATE TRA	NSFER
Total: \$4,405.41	\$30.15	THIRD PARTY TAX OF 2% (2	TAXES PURHCASER: RE :.5% PETERS TOV	AL ESTATE TRA	NSFEF

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

				\$25,767	.10
LEVY ON EACH PARCEL	\$15.00	Interest		398	3.56
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees			
PREPARE ADD FOR EACH PARCEL	\$15.00				
PROTHONOTARY	\$12.00	PRO		265	5.99
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		26,43	1 71
TAX SEARCH - CLAIM	\$5.00	Poundage	515.34	20,43	1./1
TAX SEARCH - TREASURER	\$10.00		313.34		
COPY OF WRIT EACH	\$18.00	Sheriff Cost			
OTHER/POUNDAGE	\$515.34 \$250.00	Sheriff Cost & Ta	ixes & Lien		
SALE AUCTION FEE	\$285.29	Poundage			
ADVERTISING - OBSERVER	\$126.12	Toundage	-		
WASHINGTON CO TAX MILEAGE					
	702.50	Total 1st Column		\$1,483.7	'3
			TAXES		
			URHCASER: REAL 5% PETERS TOW!		
Liens		FAIR MARKET V	ALUE:		
		Total Taxes and	Liens		
		Grand Total		27,915	44
\$1,483.73 Liens	\$62.98	THIRD PARTY P TAX OF 2% (2.5 FAIR MARKET V	TAXES URHCASER: REAL 5% PETERS TOWI ALUE:	ESTATE TRA	NSFER M.V.)

Attorney: McCABE, WEISBERG & CONWAY

Date:

April 4, 2025

Sheriff No.

Court Case No.

24000891 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	3.40
POSTER & HANDBILL FOR EACH PARCEL	\$15.00		Attorney Fees			
PREPARE ADD FOR EACH PARCEL	\$15.00					
PROTHONOTARY	\$12.00		PRO		605	5.42
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 &	\$15.00					F0
RETURN			SATISFACTION		\$ 153,741	50
TAX SEARCH - CLAIM	\$5.00		Poundage			
TAX SEARCH - TREASURER	\$10.00		Sheriff Cost			
ADVERTISING - OBSERVER	\$291.11		Sheriff Cost & Tax	es & lien		
REAL ESTATE EACH CONTINUED SALE	\$120.00			es & Licii		
COPY OF WRIT EACH	\$18.00		Poundage			
OTHER	\$2,742.65					
SALE AUCTION FEE	\$250.00					
WASHINGTON- E WASHINGTON JOINT	\$126.47					
AUTHORITY						
POSTAGE	\$4.00					
WASHINGTON CO TAX	\$325.77					
MILEAGE	\$30.15					
Total: \$4,239.15			Total 1 st Column		\$4,239.1	.5
			THIRD PARTY PU TAX OF 2% (2.5			
Liens			FAIR MARKET VA	LUE:		
		1				
		1				
		-	Total Taxes and L	iens		
		1	Grand Total		\$ 157,980	65
		_				
						L

Attorney: PEACOCK KELLER LLP

Date:

APRIL 4, 2025

Sheriff No.

Court Case No.

24003585 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	Principal Amt		\$22,217	'.28
LEVY ON EACH PARCEL	\$15.00	Interest			
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees			
PREPARE ADD FOR EACH PARCEL	\$15.00			320 W	
PROTHONOTARY	\$12.00	PRO			
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		<u> </u>		
TAX SEARCH - CLAIM	\$5.00	SATISFACTION			
TAX SEARCH - TREASURER	\$10.00	Poundage			
ADVERTISING - OBSERVER	\$224.63	Sheriff Cost			
REAL ESTATE EACH CONTINUED SALE	\$20.00	Sheriff Cost & Tax	roc & Lion		
OTHER	\$444.35		kes & Lieii		
SALE AUCTION FEE	\$250.00	Poundage			
POSTAGE	\$8.00				
MILEAGE	\$6.03				
MILEAGE	\$6.03				
Total: \$1,185.04		Total 1 st Column		\$1,185.0)4
		THIRD PARTY PU TAX OF 2% (2.5	% PETERS TOV		
Liens		FAIR MARKET VA	LUE:		
					9
		Total Taxes and L	iens		
		Grand Total			
	•				
		No.			

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

Date:

APRIL 4, 2025

Sheriff No. Court Case No. 24002839 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		Principal Amt	\$28,005.	.86
LEVY ON EACH PARCEL	\$15.00		Interest	1,373.	.61
POSTER & HANDBILL FOR EACH PARCEL	\$15.00		Attorney Fees		
PREPARE ADD FOR EACH PARCEL	\$15.00		Attorney rees		
SERVING & POSTING - REAL PROPERTY	\$30.00		PRO	317.	.78
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		SATISFACTION	\$ 29,697.2	25
COPY OF WRIT EACH	\$12.00		Poundage		
OTHER	\$560.52		Sheriff Cost		
SALE AUCTION FEE	\$250.00		Sheriff Cost & Tax	ung 9 Lian	
POSTAGE	\$4.00			xes & Lien	
WASHINGTON CO TAX	\$297.91		Poundage		
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			Total 1 st Column	\$7,618.43	3
. ,		1		TAXES	
			THIRD PARTY PL	JRHCASER: REAL ESTATE TRAN	ISFER
			TAX OF 2% (2.5	% PETERS TOWNSHIP) OF (F.N	√l.V.)
Liens			FAIR MARKET VA	ALUE:	
		-	Total Taxes and L	iens	
· · · · · · · · · · · · · · · · · · ·		-			60
			Grand Total	\$ 37,315	68

Attorney: LOGS LEGAL GROUP LLP

Date:

April 4, 2025

Sheriff No.

24001356

Court Case No.

2023-1126

Prop Location: 5 WILLIAM STREET WASHINGTON, PA 15301

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs TERRY WRUBLESKI AND TREASA WRUBLESKI

\$15.00 \$15.00	Interest	3,338	87
\$15.00	Interest		
Y		·	
\$15.00	Attorney Fees		
\$12.00	PRO	489.	.24
\$45.00			
\$4.00			
\$10.00			
\$30.00			
\$25.00			
		1	
		\$ 44,651	.23
	Poundage		
	Sheriff Cost		
	Shariff Cost & Ta	yes & Lion	
		ixes & Lien	
	Poundage		
\$103.95			
\$103.83			
\$23.45			
	Total 1st Column	\$1,902.4	18
		TAXES	
	TAX OF 2% (2.5	5% PETERS TOWNSHIP) OF (F.	M.V.)
	FAIR MARKET V	ALUE:	
	Total Taxes and	Liens	
	Grand Total	\$ 46,553	71
	\$45.00 \$4.00 \$10.00 \$30.00 \$25.00 \$15.00 \$5.00 \$10.00 \$245.39 \$80.00 \$18.00 \$816.86 \$250.00 \$103.95	\$45.00 \$4.00 \$10.00 \$30.00 \$15.00 \$5.00 \$10.00 \$245.39 \$80.00 \$18.00 \$18.00 \$816.86 \$250.00 \$103.95 \$103.83 \$23.45 Total 1 st Column THIRD PARTY P TAX OF 2% (2.5) FAIR MARKET V	\$45.00 \$10.00 \$30.00 \$25.00 \$15.00 \$5.00 \$5.00 \$10.00 \$245.39 \$80.00 \$18.00 \$18.00 \$18.00 \$18.00 \$18.00 \$18.00 \$103.95 \$103.83 \$23.45 Total 1st Column \$1,902.4 TAXES THIRD PARTY PURHCASER: REAL ESTATE TRA TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.

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	1.02
LEVY ON EACH PARCEL	\$15.00	Interest		1,768	3.32
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees			
PREPARE ADD FOR EACH PARCEL	\$15.00				
PROTHONOTARY	\$12.00	PRO		293	3.56
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 &	\$15.00				
RETURN		SATISFACTION		\$ 64,45!	5.90
TAX SEARCH - CLAIM	\$5.00	Poundage			
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost			
ADVERTISING - OBSERVER	\$363.20	Sheriff Cost & Ta	vac & Lian		
REAL ESTATE EACH CONTINUED SALE	\$60.00		xes & Lien		
OTHER	\$1,247.88	Poundage			
SALE AUCTION FEE	\$250.00		1		
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		\$4,910.2	24
		THIRD PARTY PU TAX OF 2% (2.5			
Liens		FAIR MARKET VA	ALUE:		
		Total Taxes and L	iens.		
		Grand Total		\$ 69,366	14

Attorney: ALBERTELLI LAW Date: April 1, 2025
Sheriff No. 25000066

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

Court Case No.

2023-2212

		Deceased Mortgagor and Owner	
DEPUTIES EDUCATION FUND	\$80.00	Principal Amt \$96	5,884.68
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	•	
PROTHONOTARY	\$12.00	PRO	293.40
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 &	\$15.00	CATISTACTION	24.405.64
RETURN			01,195.61
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		
COPY OF WRIT EACH	\$24.00	Poundage	
OTHER	\$1,937.69		
SALE AUCTION FEE	\$250.00		
WASHINGTON COUNTY	\$307.40		
WASHINGTON- E WASHINGTON JOINT	\$677.94		
AUTHORITY	40.440		
MILEAGE	\$24.12		
Total: \$3,936.08			936.08
		TAXES	
		THIRD PARTY PURHCASER: REAL ESTATE	
		TAX OF 2% (2.5% PETERS TOWNSHIP) C	F (F.M.V.)
Liens		FAIR MARKET VALUE:	
		Total Taxes and Liens	
		Grand Total 105,	131 69

Attorney: RAS CITRON LLC

Date:

April 4, 2025

Sheriff No.

24003590

Court Case No.

2024-2347

Prop Location: 206 LOOKOUT AVENUE CHARLEROI, PA 15022

CARRINGTON MORTGAGE SERVICES, LLC

vs RYAN KRUELL, In His Capacity as Heir of JIMMIE KRUELL, ET AL

	4			647.064	<i>c.c.</i>
DEPUTIES EDUCATION FUND	\$40.00	Principal Amt		\$47,061	66
LEVY ON EACH PARCEL	\$15.00	Interest		966	6.60
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees			
PREPARE ADD FOR EACH PARCEL	\$15.00				
PROTHONOTARY	\$12.00	PRO		336	.83
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	SATISFACTION		\$ 48,365	.09
TAX SEARCH - TREASURER	\$10.00	Poundage			
ADVERTISING - OBSERVER	\$224.63	Sheriff Cost			
REAL ESTATE EACH CONTINUED SALE	\$20.00	CI 'CC - LO T-	0.13		
COPY OF WRIT EACH	\$18.00	Sheriff Cost & Ta	xes & Lien		
OTHER	\$653.51	Poundage			
SALE AUCTION FEE	\$250.00				
CHARLEROI BOROUGH TAX	\$644.49				
MILEAGE	\$65.66				
Total: \$2,102.29		Total 1 st Column		\$2,102.2	.9
			TAXES		
		THIRD PARTY PU	JRHCASER: REA	AL ESTATE TRA	NSFER
		TAX OF 2% (2.5	% PETERS TOV	VNSHIP) OF (F.	M.V.)
Liens		FAIR MARKET VA	ALUE:		
		Total Taxes and L	liens		
		Grand Total		\$ 50,467	38

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

April 4, 2025

Sheriff No.

Court Case No.

24001898 2024-2495

Prop Location: 255 DUNCAN AVENUE WASHINGTON, PA 15301

MCLP ASSET COMPANY, INC.

vs ESTATE OF LESLIE CHERYL PATTERSON MIMS, DECEASED, ET AL

DEPUTIES EDUCATION FUND	\$80.00		Principal Amt		\$74,589	.78
LEVY ON EACH PARCEL	\$15.00		Interest		4,430	0.40
POSTER & HANDBILL FOR EACH PARCEL	\$15.00		Attorney Fees			
PREPARE ADD FOR EACH PARCEL	\$15.00		Attorney rees			
PROTHONOTARY	\$12.00		PRO		254	1.93
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 &	\$15.00		0.17107.4.0710.11		ć 70 27E	11
RETURN			SATISFACTION		\$ 79,275	.11
TAX SEARCH - CLAIM	\$5.00		Poundage			
TAX SEARCH - TREASURER	\$10.00		Sheriff Cost			
ADVERTISING - OBSERVER	\$245.39		Sheriff Cost & Tax	es & Lien		
REAL ESTATE EACH CONTINUED SALE	\$80.00			CS & LICIT		
COPY OF WRIT EACH	\$6.00		Poundage			
OTHER	\$1,491.80					
SALE AUCTION FEE	\$250.00					
POSTAGE	\$4.00					
WASHINGTON- E WASHINGTON JOINT	\$2,124.98					
AUTHORITY 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	Ψ= //	1	Total 1 st Column		\$7,475.9	92
10tal. 977173132		1		TAXES		
			THIRD PARTY PU	IRHCASER: RE	AL ESTATE TRA	NSFER
			TAX OF 2% (2.5	% PETERS TO	WNSHIP) OF (F.	M.V.)
Liens]	FAIR MARKET VA	LUE:		
			Total Taxes and L	iens		
			Grand Total		\$ 86,751	03
	·					

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	5.35
POSTER & HANDBILL FOR EACH PARCEL	\$15.00		Attorney Fees		
PREPARE ADD FOR EACH PARCEL	\$15.00				
PROTHONOTARY	\$12.00		PRO	449	9.90
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 &	\$15.00				
RETURN			SATISFACTION	\$ 103,125	5.64
TAX SEARCH - CLAIM	\$5.00		Poundage		
TAX SEARCH - TREASURER	\$10.00		Sheriff Cost		
ADVERTISING - OBSERVER	\$245.39		Cl. SECOND O Tou	an O Linn	
REAL ESTATE EACH CONTINUED SALE	\$80.00		Sheriff Cost & Tax	es & Lien	
COPY OF WRIT EACH	\$12.00		Poundage		
OTHER	\$1,895.79				
SALE AUCTION FEE	\$250.00				
WASHINGTON CO TAX	\$219.19				
WASHINGTON- E WASHINGTON JOINT	\$85.00				
AUTHORITY					
WASHINGTON CITY SOLID WASTE	\$579.00				
MILEAGE	\$42.21				
Total: \$3,704.58			Total 1 st Column	\$3,704.5	58
				TAXES	
				RHCASER: REAL ESTATE TRA	
			TAX OF 2% (2.5	% PETERS TOWNSHIP) OF (F.	M.V.)
Liens		+	FAIR MARKET VA	LUE:	
Liens		1			
		1			
		1	Total Taxes and L	iens	
			Grand Total	\$ 106,830	22
		_			

Attorney: BROCK & SCOTT, PLLC

Date:

APRIL 4, 2025

Sheriff No. Court Case No. 24002836 2024-2819

Prop Location: 112 TAYLOR RUN ROAD MONONGAHELA, PA 15063

STOCKTON MORTGAGE CORPORATION

vs DAVID J. FIDANZATO II

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt		\$272,811	.99
LEVY ON EACH PARCEL	\$15.00	Interest		9,373	.65
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees			
PREPARE ADD FOR EACH PARCEL	\$15.00				
PROTHONOTARY	\$12.00	PRO		444	.78
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 &	\$15.00	CATICEACTION		\$ 282,630.	12
RETURN		SATISFACTION		\$ 282,630.	42
TAX SEARCH - CLAIM	\$5.00	Poundage			
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost			
ADVERTISING - OBSERVER	\$374.60	Sheriff Cost & Tax	es & Lien		
REAL ESTATE EACH CONTINUED SALE	\$40.00	Poundage			
OTHER/POUNDAGE	\$5,456.64	Poulldage			
SALE AUCTION FEE	\$250.00				
MILEAGE	\$49.90				
Total: \$6,397.14		Total 1 st Column		\$6,397.1	4
		THIRD PARTY PU TAX OF 2% (2.5			
Liens		FAIR MARKET VA	LUE:		
		Total Taxes and L	iens		
		Grand Total		\$ 289,027	56

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	Principal Amt		\$96,414	4.28
LEVY ON EACH PARCEL	\$15.00	Interest		7,06	0.13
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees		,	
PREPARE ADD FOR EACH PARCEL	\$15.00				
PROTHONOTARY	\$12.00	PRO		523	3.53
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 &	\$15.00	SATISFACTION		ć 102 00°	7.04
RETURN	¢5.00			\$ 103,997	7.94
TAX SEARCH - CLAIM	\$5.00	Poundage			
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost			
ADVERTISING - OBSERVER	\$257.30	Sheriff Cost & Tax	ces & Lien		
REAL ESTATE EACH CONTINUED SALE COPY OF WRIT EACH	\$80.00 \$18.00	Poundage			
OTHER	\$18.00	Touridage			
SALE AUCTION FEE	\$1,928.29				
WASHINGTON CO TAX	\$230.00				
MILEAGE	\$62.26				
Total: \$3,116.23	J02.20	Total 1 st Column		\$3,116.2	23
			TAXES	+- ,	
		THIRD PARTY PU TAX OF 2% (2.5	RHCASER: REA		-
Liens		FAIR MARKET VA	LUE:		
		Total Taxes and L	iens		
		Grand Total		\$ 107,114	17

Attorney: FRIEDMAN VARTOLO LLP

Date:

APRIL 4, 2025

Sheriff No. Court Case No. 23002596 2018-5123

Prop Location: 72 MCCONNELLS MILLS ROAD WASHINGTON, PA 15301

U.S. BANK TRUST N.A., As Trustee of the vs ROCHELLE HEIDER AND DAVID A. HEIDER **Bungalow Series IV Trust**

DEPUTIES EDUCATION FUND	\$60.00		Principal Amt		\$138,586	.89
LEVY ON EACH PARCEL	\$15.00		Interest		18,611	26
POSTER & HANDBILL FOR EACH PARCEL	\$15.00		Attorney Fees			
PREPARE ADD FOR EACH PARCEL	\$15.00					
PROTHONOTARY	\$12.00		PRO		1,317	.85
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				A 450 540 4	20
RETURN			SATISFACTION		\$ 158,516.0	00
TAX SEARCH - CLAIM	\$5.00		Poundage			
TAX SEARCH - TREASURER	\$10.00		Sheriff Cost			
ADVERTISING - OBSERVER	\$261.95		Sheriff Cost & Tax	os Q Lion		
REAL ESTATE EACH CONTINUED SALE	\$160.00			es & Lien		
COPY OF WRIT EACH	\$18.00		Poundage			
OTHER/POUNDAGE	\$2,771.74					
SALE AUCTION FEE	\$250.00					
WASHINGTON CO TAX	\$341.97					
MILEAGE	\$35.38					
Total: \$4,100.04			Total 1 st Column		\$4,100.0	14
			THIRD PARTY PU			
			TAX OF 2% (2.5		VINSHIP) OF (F.	IVI.V. <i>j</i>
Liens			FAIR MARKET VA	LUE:		
		1				
		1				
		1				
		-	Total Taxes and L	iens		
		+	Grand Total		\$ 162,616	04
		J				