

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **AUG 4, 2023**  
 Sheriff No. **23001395**  
 Court Case No. **2017-4387**

Prop Location: **142 NORTH STREET McDONALD, PA 15057**

**MADISON REVOLVING TRUST 2017**

**vs BETH HOLLY CANNON**

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Attorney: **POWERS KIRN, LLC**

Date: **AUG 4, 2023**  
 Sheriff No. **22001665**  
 Court Case No. **2019-4979**

Prop Location: **413 EAST BEAU STREET WASHINGTON, PA 15301**

**U.S. BANK TRUST NATIONAL ASSOCIATION, not  
 in its individual capacity but solely as owner  
 trustee for RCF2 Acquisition Trust**

**vs AMY NEAL HUSS a/k/a AMY HUSS AND JAY C.  
 HUSS**

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Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **AUG 4, 2023**  
 Sheriff No. **22002922**  
 Court Case No. **2019-6670**

Prop Location: **131 PIATT ESTATES DRIVE WASHINGTON, PA 15301**

**CALIBER HOME LOANS, INC.**

**vs KELTON ANDERSON, AKA KELTON L. ANDERSON AND BELINDA ANDERSON**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **AUG 4, 2023**  
 Sheriff No. **23001329**  
 Court Case No. **2020-2114**

Prop Location: **75 MENEELY ROAD BURGETTSTOWN, PA 15021**

**U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL vs TERESA M. BERNOLA**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **PARKER MCCAY P.A.**

Date: **AUG 4, 2023**  
 Sheriff No. **23000956**  
 Court Case No. **2022-377**

Prop Location: **1141 BAYBERRY DRIVE CANONSBURG, PA 15317**

**U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL vs L.F. A MINOR, In Her Capacity as Heir of ANTHONY R. FROSINI, c/o Nicole Graziano, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **AUG 4, 2023**  
 Sheriff No. **23000435**  
 Court Case No. **2022-1241**

Prop Location: **321 MEADOW AVENUE CHARLEROI, PA 15022**

**COMMUNITY LOAN SERVICING, LLC f/k/a  
 BAYVIEW LOAN SERVICING, LLC**

**vs SHELLY MARIE CRAMER**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **DWALDMAN LAW, P.C.**

Date: **AUG 4, 2023**  
 Sheriff No. **23000026**  
 Court Case No. **2022-4281**

Prop Location: **539 PARK AVENUE MONONGAHELA, PA 15063**

**ATLANTICA, LLC**

**vs KURT HODGSON A/K/A KURT C. HODGSON**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **AUG 4, 2023**  
 Sheriff No. **23000507**  
 Court Case No. **2022-4795**

Prop Location: **204 FANNIE STREET McDONALD, PA 15057**

**UNION HOME MORTGAGE CORP.**

**vs CHARLES KOZAKIEWICZ**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **HILL WALLACK LLP**

Date: **AUG 4, 2023**  
 Sheriff No. **23001104**  
 Court Case No. **2022-4999**

Prop Location: **411 SPRING STREET CENTERVILLE, PA 15358**

**PLANET HOME LENDING, LLC**

**vs QUINTIN L. SARGENT, As Heir of the Estate of  
 MARCELLA SARGENT, DECEASED, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **AUG 4, 2023**

Sheriff No. **23001440**

Court Case No. **2022-5341**

Prop Location: **72 PENNSYLVANIA AVENUE WASHINGTON, PA 15301**

**SPECIALIZED LOAN SERVICING LLC**

**vs MORGAN ALEXANDRA DOAK**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **DAVID W. RAPHAEL, ESQUIRE**

Date: **AUG 4, 2023**  
 Sheriff No. **23000267**  
 Court Case No. **2022-6150**

Prop Location: **29 MEADOW DRIVE BENTLEYVILLE, PA 15314**

**FIRST NATIONAL BANK OF PENNSYLVANIA**

**vs LINDA L. AMBROSE AND JAMES R. AMBROSE**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **AUG 4, 2023**  
 Sheriff No. **23000159**  
 Court Case No. **2022-6440**

Prop Location: **15 OLIVER STREET McDONALD, PA 15057**

**U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL vs TIMOTHY W. SHANNON AND AMY MARCELLE ALLEN**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **AUG 4, 2023**  
 Sheriff No. **23001243**  
 Court Case No. **2022-6496**

Prop Location: **1751 THE CIRCLE WASHINGTON, PA 15301**

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

**vs JEFFREY ALDERSON, Known Heir of KATHLEEN  
 ALDERSON, DECEASED, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **AUG 4, 2023**  
 Sheriff No. **23001400**  
 Court Case No. **2022-6700**

Prop Location: **120 ELEANOR STREET LANGELOTH, PA 15054**

**JP MORGAN CHASE BANK, NATIONAL ASSOCIATION**

**vs KELLY LYN BOWDERS, known Heir of JERALD RODGERS, DECEASED, ET AL**

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

Date: **AUG 4, 2023**  
 Sheriff No. **23000384**  
 Court Case No. **2022-7128**

Prop Location: **405 CHERRY AVENUE HOUSTON, PA 15342**

**PENNYMAC LOAN SERVICES, LLC**

**vs DENNIS E. JENKINS AND KIMBERLY S. JENKINS**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **AUG 4, 2023**  
 Sheriff No. **23001444**  
 Court Case No. **2022-7173**

Prop Location: **500 CHESS STREET MONONGAHELA, PA 15063**

**KEYBANK, NA, S/B/M FIRST NIAGARA BANK, NA** vs **LARRY MARTIN, JR., In His Capacity as Heir of ROSEMARIE LANGAN, DECEASED, ET AL**

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Attorney: **RICHARD M. SQUIRE & ASSOCIATES, LLC**

Date: **AUG 4, 2023**  
 Sheriff No. **23001091**  
 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: **POWERS KIRN, LLC**

Date: **AUG 4, 2023**  
 Sheriff No. **23000817**  
 Court Case No. **2022-7803**

Prop Location: **255 DUNCAN AVENUE WASHINGTON, PA 15301**

**MCLP ASSET COMPANY, INC.**

**vs ERIC WILLIAM JOHNSON, As Administrator of  
 the ESTATE OF LESLIE CHERYL PATTERSON  
 MIMS, DECEASED**

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Attorney: **BROCK & SCOTT, PLLC**

Date: **AUG 4, 2023**  
 Sheriff No. **23001433**  
 Court Case No. **2022-8155**

Prop Location: **13 KEYSTONE STREET BURGETTSTOWN, PA 15021**

**U.S. BANK NATIONAL ASSOCIATION, ET AL**

**vs MICHAEL GAVATORTA, In His Capacity as Heir to the ESTATE OF RUTH A. GAVATORTA, DECEASED, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC**

Date: **AUG 4, 2023**

Sheriff No. **23001270**

Court Case No. **2023-822**

Prop Location: **161 OAK SPRING ROAD CANONSBURG, PA 15317**

**SPECIALIZED LOAN SERVICING LLC**

**vs JOE DANIEL MITCHEM AND MARION L. MITCHEM**

DEPUTIES EDUCATION FUND	\$60.00	Principal Amt	\$83,575.04
LEVY ON EACH PARCEL	\$15.00	Interest	\$1,346.52
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	305.92
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	SATISFACTION	85,227.48
REAL ESTATE RECEIVE, DOCKET & RETURN	\$15.00	Poundage 37.51	1,924.32
TAX SEARCH - CLAIM	\$5.00	Sheriff Cost	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost & Taxes & Lien	
ADVERTISING - OBSERVER	\$273.86	Poundage	
OTHER/POUNDAGE	\$37.51		
SALE AUCTION FEE	\$250.00	Total 1 <sup>st</sup> Column	\$1,924.32
CANONSBURG BOROUGH TAX	\$647.00		
CANON-MCMILLAN SCHOOL DIST-CBG	\$443.81	<b>TAXES</b>	
MILEAGE	\$11.14	THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
<b>Total:</b>	<b>\$1,924.32</b>	<b>FAIR MARKET VALUE:</b>	
<b>Liens</b>			
		Total Taxes and Liens	
		Grand Total	87,151 80

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **POWERS KIRN, LLC**

Date: **AUG 4, 2023**  
 Sheriff No. **23000813**  
 Court Case No. **2023-907**

Prop Location: **735 WOODLAWN DRIVE WASHINGTON, PA 15301**

**THE MONEY SOURCE INC.**

**vs RICHARD D. WYNCOOP**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **DAVID W. RAPHAEL, ESQUIRE**

Date: **AUG 4, 2023**  
 Sheriff No. **23001377**  
 Court Case No. **2023-1009**

Prop Location: **47 CLARK STREET CLARKSVILLE, PA 15322**

**FIRST NATIONAL BANK OF PENNSYLVANIA**

**vs**

**THE UNKNOWN EXECUTOR OF THE ESTATE OF  
 PHILLIP L. REDMAN AND ALL OTHER PERSONS,  
 FIRMS OR ASSOCIATIONS CLAIMING RIGHT,  
 TITLE OR INTEREST FROM OR UNDER PHILLIP L.  
 REDMAN, DECEASED**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **AUG 4, 2023**

Sheriff No. **23001425**

Court Case No. **2023-1501**

Prop Location: **316 NEWTON AVENUE A/K/A 316 NEWTOWN AVE A/K/A 316 NEW TOWN RD  
FREDERICKTOWN, PA 15333**

**SELENE FINANCE LP**

**vs CANDICE WILLIAMS**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **PEACOCK KELLER LLP**

Date: **AUG 4, 2023**  
 Sheriff No. **23001468**  
 Court Case No. **2023-2100**

Prop Location: **217 WHITEHALL ROAD DAISYTOWN, PA 15427**

**FIRST FEDERAL SAVINGS AND LOAN  
 ASSOCIATION OF GREENE COUNTY, as existing  
 under the laws of the United States**

**vs DENNIS J. KUROWSKI, II**

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