

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **GOEHRING, RUTTER & BOEHM**

Date: **DEC 6, 2024**  
 Sheriff No. **23001255**  
 Court Case No. **2014-7532**

Prop Location: **219 VINE STREET CANONSBURG, PA 15317**

**BOROUGH OF CANONSBURG**

**vs MATTHEW L. DEITHORN**

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Attorney: **PORTNOFF LAW ASSOCIATES, LTD**

Date: **DEC 6, 2024**

Sheriff No. **24001567**

Court Case No. **2017-3259**

Prop Location: **1060 SUMMERLEA AVENUE WASHINGTON, PA 15301**

**WASHINGTON SCHOOL DISTRICT**

**vs WILLIAM T. WOODS AND SAMANTHA JO WOODS**

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Date: **DEC 6, 2024**  
 Sheriff No. **22000448**  
 Court Case No. **2017-5072**

Prop Location: **135 BROOKSIDE AVENUE WASHINGTON, PA 15301**

**WASHINGTON SCHOOL DISTRICT**

**vs CONNIE J. STEWART**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **PORTNOFF LAW ASSOCIATES, LTD**

Date: **DEC 6, 2024**  
 Sheriff No. **24001573**  
 Court Case No. **2018-4158**

Prop Location: **426 E PROSPECT AVENUE WASHINGTON, PA 15301**

**WASHINGTON SCHOOL DISTRICT**

**vs JACKIE DeCOSTA**

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Attorney: PORTNOFF LAW ASSOCIATES, LTD

Date: **DEC 6, 2024**  
 Sheriff No. **22000895**  
 Court Case No. **2019-3371**

Prop Location: 1026 BRUCE STREET WASHINGTON, PA 15301

**CITY OF WASHINGTON**

**vs MELVIN H. COLE**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **McCABE, WEISBERG & CONWAY**

Date: **DEC 6, 2024**  
 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**

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

Date: **DEC 6, 2024**

Sheriff No. **24001358**

Court Case No. **2022-6919**

Prop Location: **219 INDEPENDENCE ROAD f/k/a 212 INDEPENDENCE ROAD AVELLA, PA 15312**

**U.S. BANK NATIONAL ASSOCIATION**

**vs RONDA BOGO aka RHONDA BOGO, RICHARD J BOGO aka RICHARD J. BOGO aka RICHARD BOGO AND LANA BOGO aka LANA LEE BOGO aka LANA L. BOGO**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **DEC 6, 2024**  
 Sheriff No. **24002466**  
 Court Case No. **2022-7128**

Prop Location: **405 CHERRY STREET 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: **RAS CITRON LLC**

Date: **November 18, 2024**  
 Sheriff No. **24002165**  
 Court Case No. **2022-7494**

Prop Location: **509 ADAMS AVENUE BROWNSVILLE, PA 15417**

**U.S. BANK NATIONAL ASSOCIATION**

**vs WILLIAM G. DICKS II A/K/A WILLIAM DICKS;  
 CHARLYNNE A. DICKS A/K/A CHARLYNNE DICKS**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **DEC 6, 2024**  
 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**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **DEC 6, 2024**  
 Sheriff No. **24001759**  
 Court Case No. **2023-3667**

Prop Location: **174 IRON RUN ROAD BETHEL PARK, PA 15102**

**NATIONSTAR MORTGAGE, LLC**

**vs MAURICIO ANTONIO VIAUD AND LORENA LYNNE VIAUD**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **DEC 6, 2024**  
 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**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **DEC 6, 2024**  
 Sheriff No. **24002169**  
 Court Case No. **2023-5332**

Prop Location: **64 VALLEY ROAD EIGHTY-FOUR, PA 15330**

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

**vs WILLIAM H. JOHNSTON, JR., IN HIS CAPACITY  
 AS HEIR OF WILLIAM H. JOHNSTON, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **DEC 6, 2024**  
 Sheriff No. **24001892**  
 Court Case No. **2023-5911**

Prop Location: **752 CRAWFORD ROAD FREDERICKTOWN, PA 15333**

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

**vs KENNETH S. WHITLOCK, As Administrator of  
 the Estate of MARGARET J. HIBBS A/K/A  
 MARGARET JEAN HIBBS, DECEASED**

DEPUTIES EDUCATION FUND	\$20.00
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	\$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
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
ADVERTISING - OBSERVER	\$269.21
REAL ESTATE CONTINUED SALES	\$40.00
COPY OF WRIT	\$6.00
POUNDAGE	\$788.41
SALE AUCTION FEE	\$250.00
POSTAGE	\$4.00
TAX CLAIM - WASHINGTON COUNTY	\$485.39
MILEAGE	\$27.56
<b>Total:</b>	<b>\$2,061.57</b>
<b>Liens</b>	

Principal Amt	\$43,997.20
Interest	2,983.51
Attorney Fees	
PRO	354.14
SATISFACTION	47,334.85
Poundage 788.41	2,061.57
Sheriff Cost	
Sheriff Cost & Taxes & Lien	
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<b>FAIR MARKET VALUE:</b>	
<b>Total Taxes and Liens</b>	
<b>Grand Total</b>	<b>49,396 42</b>

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **DEC 6, 2024**  
 Sheriff No. **24002825**  
 Court Case No. **2023-6778**

Prop Location: **64 VALLEY ROAD EIGHTY-FOUR, PA 15330**

**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**

**vs WILLIAM H. JOHNSTON, JR., Solely in His Capacity as known heir of WILLIAM H. JOHNSTON, DECEASED, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date:

**DEC 6, 2024**

Sheriff No.

**24001895**

Court Case No.

**2023-6793**

Prop Location: **102 SOUTH CHERRY AVENUE HOUSTON, PA 15342**

**U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL vs DWIGHT CARR, MELINDA WILLIAMS, TAMMY MYERS, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **HILL WALLACK LLP**

Date: **DEC 6, 2024**  
 Sheriff No. **24002446**  
 Court Case No. **2023-7084**

Prop Location: **111 CENTER STREET MILLSBORO, PA 15348**

**PLANET HOME LENDING, LLC**

**vs ERIC HUFFMAN**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **DEC 6, 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: **HLADIK ONORATO AND FEDERMAN, LLP**

Date: **DEC 6, 2024**  
 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**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **DEC 6, 2024**  
 Sheriff No. **24002182**  
 Court Case No. **2024-791**

Prop Location: **39 FRONT STREET MONONGAHELA, PA 15063**

**DEUTSCHE BANK NATIONAL TRUST COMPANY,  
 ET AL**

**vs JENNIFER COLDITZ A/K/A JENNIFER L. COLDITZ  
 AND DONOVAN PICCOLO**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **DEC 6, 2024**  
 Sheriff No. **24002841**  
 Court Case No. **2024-907**

Prop Location: **477 EAST BEAU STREET WASHINGTON, PA 15301**

**CITIZENS BANK, N.A.**

**vs GREGORY HARRISON**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **DEC 6, 2024**  
 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**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **DEC 6, 2024**  
 Sheriff No. **24001699**  
 Court Case No. **2024-1669**

Prop Location: **69 HONOR STREET COAL CENTER, PA 15423**

**LEGACY MORTGAGE ASSET TRUST 2020-GS2**      **vs**      **GERTRUDE CURZON**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **ORLANS ASSOCIATES PC**

Date: **DEC 6, 2024**  
 Sheriff No. **24002227**  
 Court Case No. **2024-2181**

Prop Location: **129 CHESTNUT STREET BEALLSVILLE, PA 15313**

**FREEDOM MORTGAGE CORPORATION**

**vs ANDREW R. FAWCETT**

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**SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY**

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

Date: **DEC 6, 2024**  
Sheriff No. **24001898**  
Court Case No. **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	2,957.76	
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 & RET	\$15.00	SATISFACTION	77,802.47	
TAX SEARCH - CLAIM	\$5.00	Poundage	1,491.80	7,430.29
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost		
ADVERTISING - OBSERVER	\$245.39	Sheriff Cost & Taxes & Lien		
REAL ESTATE CONTINUED SALES	\$40.00	Poundage		
COPY OF WRIT	\$6.00			
POUNDAGE	\$1,491.80			
SALE AUCTION FEE	\$250.00			
POSTAGE	\$4.00			
WASHINGTON-E WASHINGTON JT AUTH	\$2,124.98			
WASHINGTON SCHOOL TAX	\$642.45			
WASHINGTON CITY SOLID WASTE	\$1,932.97			
PA INCOME TAX LIEN	\$372.58			
MILEAGE	\$24.12			
<b>Total:</b>	<b>\$7,430.29</b>	<b>Total 1<sup>st</sup> Column</b>	<b>\$7,430.29</b>	
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		<b>FAIR MARKET VALUE:</b>		
		Total Taxes and Liens		
		Grand Total	85,232	76

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **DEC 6, 2024**  
 Sheriff No. **24001893**  
 Court Case No. **2024-2499**

Prop Location: **1003 BEACON WAY PITTSBURGH, PA 15241**

**DLJ MORTGAGE CAPITAL, INC.**

**vs MICHELLE LEANNE SANDUSKY, As  
 Administrator of the Estate of JAMES D.  
 OGLESBEE A/K/A JAMES DWAYNE OGLESBEE,  
 DECEASED**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **DEC 6, 2024**  
 Sheriff No. **24002478**  
 Court Case No. **2024-2727**

Prop Location: **436 CHARTIERS AVENUE CANONSBURG, PA 15317**

**PENNSYLVANIA HOUSING FINANCE AGENCY vs DARYL L. LITZINGER**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **DEC 6, 2024**  
 Sheriff No. **24002174**  
 Court Case No. **2024-2754**

Prop Location: **209 LINN AVENUE WASHINGTON, PA 15301**

**MORTGAGE ASSETS MANAGEMENT LLC**

**vs SONJA BAILEY**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **DEC 6, 2024**  
 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**

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