

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **PORTNOFF LAW ASSOCIATES, LTD**

Date: **FEB 7, 2025**
 Sheriff No. **24002546**
 Court Case No. **2014-3426**

Prop Location: **250 E PROSPECT AVENUE WASHINGTON, PA 15301**

CITY OF WASHINGTON

vs RICHARD I. CLEMENS AND MARCY L. CLEMENS

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **FEB 7, 2025**
 Sheriff No. **24003480**
 Court Case No. **2015-6912**

Prop Location: **21 ELICH ROAD BURGETTSTOWN, PA 15021**

WELLS FARGO BANK, N.A.

vs JACLYN ELICH

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Attorney: **McCABE, WEISBERG & CONWAY**

Date: **FEB 7, 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**

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ADVERTISING - OBSERVER	\$291.11																																																																																										
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COPY OF WRIT EACH	\$18.00																																																																																										
POUNDAGE	\$2,742.65																																																																																										
SALE AUCTION FEE	\$250.00																																																																																										
WASHINGTON-E WASHINGTON JT AUTH	\$126.47																																																																																										
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Total:	\$3,869.38																																																																																										
Liens																																																																																											
Principal Amt	\$137,132.68																																																																																										
Interest	14,718.62																																																																																										
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PRO	605.42																																																																																										
SATISFACTION	152,456.72																																																																																										
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Grand Total	156,326 10																																																																																										

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **FEB 7, 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

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **FEB 7, 2025**
 Sheriff No. **24003553**
 Court Case No. **2023-2653**

Prop Location: **906 IDAHO STREET WASHINGTON, PA 15301**

LAKEVIEW LOAN SERVICING LLC

vs JOSHUA J. BOONE

<table style="width: 100%; border-collapse: collapse;"> <tr><td>DEPUTIES EDUCATION FUND</td><td style="text-align: right;">\$20.00</td></tr> <tr><td>LEVY ON EACH PARCEL</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>POSTER & HANDBILL FOR EACH PARCEL</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>PREPARE ADD FOR EACH PARCEL</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>PROTHONOTARY</td><td style="text-align: right;">\$12.00</td></tr> <tr><td>SERVING & POSTING - REAL PROPERTY</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>COPIES OF COST SHEETS</td><td style="text-align: right;">\$4.00</td></tr> <tr><td>COST OF SALE-REAL ESTATE</td><td style="text-align: right;">\$10.00</td></tr> <tr><td>DEED</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>DISTRIBUTION SHEET PREPARATION</td><td style="text-align: right;">\$25.00</td></tr> <tr><td>REAL ESTATE RECEIVE, DOCKET & RET</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>TAX SEARCH - CLAIM</td><td style="text-align: right;">\$5.00</td></tr> <tr><td>TAX SEARCH - TREASURER</td><td style="text-align: right;">\$10.00</td></tr> <tr><td>ADVERTISING - OBSERVER</td><td style="text-align: right;">\$248.45</td></tr> <tr><td>POUNDAGE</td><td style="text-align: right;">\$4,820.75</td></tr> <tr><td>SALE AUCTION FEE</td><td style="text-align: right;">\$250.00</td></tr> <tr><td>PA INCOME TAX LIEN</td><td style="text-align: right;">\$2,212.40</td></tr> <tr><td>MILEAGE</td><td style="text-align: right;">\$6.03</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$7,773.63</td></tr> <tr><td colspan="2" style="text-align: center;">Liens</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	DEPUTIES EDUCATION FUND	\$20.00	LEVY ON EACH PARCEL	\$30.00	POSTER & HANDBILL FOR EACH PARCEL	\$30.00	PREPARE ADD FOR EACH PARCEL	\$30.00	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 & RET	\$15.00	TAX SEARCH - CLAIM	\$5.00	TAX SEARCH - TREASURER	\$10.00	ADVERTISING - OBSERVER	\$248.45	POUNDAGE	\$4,820.75	SALE AUCTION FEE	\$250.00	PA INCOME TAX LIEN	\$2,212.40	MILEAGE	\$6.03	Total:	\$7,773.63	Liens																		<table style="width: 100%; border-collapse: collapse;"> <tr><td>Principal Amt</td><td style="text-align: right;">\$241,037.55</td></tr> <tr><td>Interest</td><td style="text-align: right;">18,287.22</td></tr> <tr><td>Attorney Fees</td><td> </td></tr> <tr><td>PRO</td><td style="text-align: right;">942.56</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>SATISFACTION</td><td style="text-align: right;">260,267.33</td></tr> <tr><td>Poundage</td><td style="text-align: right;">4,820.75</td></tr> <tr><td>Sheriff Cost</td><td style="text-align: right;">7,773.63</td></tr> <tr><td>Sheriff Cost & Taxes & Lien</td><td> </td></tr> <tr><td>Poundage</td><td> </td></tr> <tr><td>Total 1st Column</td><td style="text-align: right;">\$7,773.63</td></tr> <tr><td colspan="2" style="text-align: center;">TAXES</td></tr> <tr><td colspan="2" style="text-align: center;">THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)</td></tr> <tr><td colspan="2">FAIR MARKET VALUE:</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>Total Taxes and Liens</td><td> </td></tr> <tr><td>Grand Total</td><td style="text-align: right;">268,040</td></tr> <tr><td> </td><td style="text-align: right;">96</td></tr> <tr><td> </td><td> </td></tr> </table>	Principal Amt	\$241,037.55	Interest	18,287.22	Attorney Fees		PRO	942.56					SATISFACTION	260,267.33	Poundage	4,820.75	Sheriff Cost	7,773.63	Sheriff Cost & Taxes & Lien		Poundage		Total 1st Column	\$7,773.63	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	268,040		96		
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **FEB 7, 2025**
 Sheriff No. **24003329**
 Court Case No. **2023-4817**

Prop Location: **333 FORREST AVENUE HOUSTON, PA 15342**

MIDFIRST BANK

vs MATTHEW P. KHANOLKAR

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **FEB 7, 2025**
 Sheriff No. **24003501**
 Court Case No. **2023-5200**

Prop Location: **404 5TH STREET CHARLEROI, PA 15022**

FEDERAL HOME LOAN MORTGAGE CORPORATION

vs MICHAEL RAMSEY, known heir of CLAUDIA RAMSEY, DECEASED, ET AL

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **SHNAYDER LAW FIRM LLC**

Date: **FEB 7, 2025**
 Sheriff No. **24003326**
 Court Case No. **2023-5486**

Prop Location: **18 CHANTRENE LANE CECIL, PA 15321**

WILMINGTON SAVINGS FUND SOCIETY, FSB **vs** **JEFFREY R. HARBAUGH AND HEIDI L. HARBAUGH**

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

UPDATED 02/06/25

Attorney: **SHNAYDER LAW FIRM LLC**

Date: **FEB 7, 2025**
 Sheriff No. **24003322**
 Court Case No. **2023-5791**

Prop Location: **104 SECOND STREET VESTABURG, PA 15368**

REAL ESTATE COMMERCIAL LENDER, LLC

**vs JAHLEEL KIMBO, As Sole Member and Sole
 Manager of KIMBO FAMILY REALTY, LLC &
 KIMBO FAMILY REALTY, LLC**

<table style="width: 100%; border-collapse: collapse;"> <tr><td>DEPUTIES EDUCATION FUND</td><td style="text-align: right;">\$60.00</td></tr> <tr><td>LEVY ON EACH PARCEL</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>POSTER & HANDBILL FOR EACH PARCEL</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>PREPARE ADD FOR EACH PARCEL</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>PROTHONOTARY</td><td style="text-align: right;">\$12.00</td></tr> <tr><td>SERVING & POSTING - REAL PROPERTY</td><td style="text-align: right;">\$45.00</td></tr> <tr><td>COPIES OF COST SHEETS</td><td style="text-align: right;">\$4.00</td></tr> <tr><td>COST OF SALE-REAL ESTATE</td><td style="text-align: right;">\$10.00</td></tr> <tr><td>DEED</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>DISTRIBUTION SHEET PREPARATION</td><td style="text-align: right;">\$25.00</td></tr> <tr><td>REAL ESTATE RECEIVE, DOCKET & RET</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>TAX SEARCH - CLAIM</td><td style="text-align: right;">\$5.00</td></tr> <tr><td>TAX SEARCH - TREASURER</td><td style="text-align: right;">\$10.00</td></tr> <tr><td>ADVERTISING - OBSERVER</td><td style="text-align: right;">\$272.27</td></tr> <tr><td>POUNDAGE</td><td style="text-align: right;">\$1,550.45</td></tr> <tr><td>SALE AUCTION FEE</td><td style="text-align: right;">\$250.00</td></tr> <tr><td>POSTAGE</td><td style="text-align: right;">\$4.00</td></tr> <tr><td>TAX CLAIM - WASHINGTON COUNTY</td><td style="text-align: right;">\$487.26</td></tr> <tr><td>MILEAGE</td><td style="text-align: right;">\$84.42</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$2,909.40</td></tr> <tr><td colspan="2" style="text-align: center;">Liens</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	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 & RET	\$15.00	TAX SEARCH - CLAIM	\$5.00	TAX SEARCH - TREASURER	\$10.00	ADVERTISING - OBSERVER	\$272.27	POUNDAGE	\$1,550.45	SALE AUCTION FEE	\$250.00	POSTAGE	\$4.00	TAX CLAIM - WASHINGTON COUNTY	\$487.26	MILEAGE	\$84.42	Total:	\$2,909.40	Liens																		<table style="width: 100%; border-collapse: collapse;"> <tr><td>Principal Amt</td><td style="text-align: right;">\$77,522.62</td></tr> <tr><td>Interest</td><td style="text-align: right;">3,375.36</td></tr> <tr><td>Attorney Fees</td><td> </td></tr> <tr><td>PRO</td><td style="text-align: right;">700.92</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>SATISFACTION</td><td style="text-align: right;">81,598.90</td></tr> <tr><td>Poundage</td><td style="text-align: right;">1,550.45</td></tr> <tr><td>Sheriff Cost</td><td style="text-align: right;">2,909.40</td></tr> <tr><td>Sheriff Cost & Taxes & Lien</td><td> </td></tr> <tr><td>Poundage</td><td> </td></tr> <tr><td>Total 1st Column</td><td style="text-align: right;">\$2,909.40</td></tr> <tr><td colspan="2" style="text-align: center;">TAXES</td></tr> <tr><td colspan="2" style="text-align: center;">THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)</td></tr> <tr><td colspan="2">FAIR MARKET VALUE:</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>Total Taxes and Liens</td><td> </td></tr> <tr><td>Grand Total</td><td style="text-align: right;">84,508</td></tr> <tr><td> </td><td style="text-align: right;">30</td></tr> <tr><td> </td><td> </td></tr> </table>	Principal Amt	\$77,522.62	Interest	3,375.36	Attorney Fees		PRO	700.92							SATISFACTION	81,598.90	Poundage	1,550.45	Sheriff Cost	2,909.40	Sheriff Cost & Taxes & Lien		Poundage		Total 1st Column	\$2,909.40	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	84,508		30		
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **FEB 7, 2025**
 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

<table style="width: 100%; border-collapse: collapse;"> <tr><td>FEB DEPUTIES EDUCATION FUND</td><td style="text-align: right;">\$40.00</td></tr> <tr><td>LEVY ON EACH PARCEL</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>POSTER & HANDBILL FOR EACH PARCEL</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>PREPARE ADD FOR EACH PARCEL</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>PROTHONOTARY</td><td style="text-align: right;">\$12.00</td></tr> <tr><td>SERVING & POSTING - REAL PROPERTY</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>COPIES OF COST SHEETS</td><td style="text-align: right;">\$4.00</td></tr> <tr><td>COST OF SALE-REAL ESTATE</td><td style="text-align: right;">\$10.00</td></tr> <tr><td>DEED</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>DISTRIBUTION SHEET PREPARATION</td><td style="text-align: right;">\$25.00</td></tr> <tr><td>REAL ESTATE RECEIVE, DOCKET & RETURN</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>TAX SEARCH - CLAIM</td><td style="text-align: right;">\$5.00</td></tr> <tr><td>TAX SEARCH - TREASURER</td><td style="text-align: right;">\$10.00</td></tr> <tr><td>ADVERTISING - OBSERVER</td><td style="text-align: right;">\$434.15</td></tr> <tr><td>REAL ESTATE CONTINUED SALE</td><td style="text-align: right;">\$20.00</td></tr> <tr><td>POUNDAGE</td><td style="text-align: right;">\$945.10</td></tr> <tr><td>SALE AUCTION FEE</td><td style="text-align: right;">\$250.00</td></tr> <tr><td>MILEAGE</td><td style="text-align: right;">\$18.76</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$1,939.01</td></tr> <tr><td colspan="2" style="text-align: center;">Liens</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	FEB DEPUTIES EDUCATION FUND	\$40.00	LEVY ON EACH PARCEL	\$30.00	POSTER & HANDBILL FOR EACH PARCEL	\$30.00	PREPARE ADD FOR EACH PARCEL	\$30.00	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	\$434.15	REAL ESTATE CONTINUED SALE	\$20.00	POUNDAGE	\$945.10	SALE AUCTION FEE	\$250.00	MILEAGE	\$18.76	Total:	\$1,939.01	Liens																		<table style="width: 100%; border-collapse: collapse;"> <tr><td>Principal Amt</td><td style="text-align: right;">\$47,254.99</td></tr> <tr><td>Interest</td><td style="text-align: right;">1,065.94</td></tr> <tr><td>Attorney Fees</td><td> </td></tr> <tr><td>PRO</td><td style="text-align: right;">329.55</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>SATISFACTION</td><td style="text-align: right;">48,650.48</td></tr> <tr><td>Poundage</td><td style="text-align: right;">945.10</td></tr> <tr><td>Sheriff Cost</td><td style="text-align: right;">1,939.01</td></tr> <tr><td>Sheriff Cost & Taxes & Lien</td><td> </td></tr> <tr><td>Poundage</td><td> </td></tr> <tr><td>Total 1st Column</td><td style="text-align: right;">\$1,939.01</td></tr> <tr><td colspan="2" style="text-align: center;">TAXES</td></tr> <tr><td colspan="2" style="text-align: center;">THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)</td></tr> <tr><td colspan="2">FAIR MARKET VALUE:</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>Total Taxes and Liens</td><td> </td></tr> <tr><td>Grand Total</td><td style="text-align: right;">50,589 49</td></tr> <tr><td> </td><td> </td></tr> </table>	Principal Amt	\$47,254.99	Interest	1,065.94	Attorney Fees		PRO	329.55					SATISFACTION	48,650.48	Poundage	945.10	Sheriff Cost	1,939.01	Sheriff Cost & Taxes & Lien		Poundage		Total 1st Column	\$1,939.01	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	50,589 49		
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **FEB 7, 2025**
 Sheriff No. **24003434**
 Court Case No. **2024-12**

Prop Location: **16 STONE CHURCH ROAD FINLEYVILLE, PA 15332**

CITIZENS BANK, N.A.

vs SANDRA GABAUER

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **FEB 7, 2025**
 Sheriff No. **24003596**
 Court Case No. **2024-196**

Prop Location: **367 HAWTHORNE ROAD CLAYSVILLE, PA 15323**

US BANK TRUST NATIONAL ASSOCIATION, not in its individual capacity but solely as owner trustee for VRMTG Asset Trust vs **STEFFANIE FURMANEK AND THOMAS FURMANEK**

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Attorney: **PEACOCK KELLER LLP**

Date: **FEB 7, 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

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Total:	\$1,165.04																																																																																																												
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **PEACOCK KELLER LLP**

Date: **FEB 7, 2025**
 Sheriff No. **24002830**
 Court Case No. **2024-710**

Prop Location: **3050 BEDILLION ROAD WASHINGTON, PA 15301**

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

**vs CHARLES HOWARD ROGERS and UNITED
 STATES OF AMERICA (Internal Revenue
 Service)**

<table style="width: 100%; border-collapse: collapse;"> <tr><td>DEPUTIES EDUCATION FUND</td><td style="text-align: right;">\$40.00</td></tr> <tr><td>LEVY ON EACH PARCEL</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>POSTER & HANDBILL FOR EACH PARCEL</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>PREPARE ADD FOR EACH PARCEL</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>PROTHONOTARY</td><td style="text-align: right;">\$12.00</td></tr> <tr><td>SERVING & POSTING - REAL PROPERTY</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>COPIES OF COST SHEETS</td><td style="text-align: right;">\$4.00</td></tr> <tr><td>COST OF SALE-REAL ESTATE</td><td style="text-align: right;">\$10.00</td></tr> <tr><td>DEED</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>DISTRIBUTION SHEET PREPARATION</td><td style="text-align: right;">\$25.00</td></tr> <tr><td>REAL ESTATE RECEIVE, DOCKET & RET</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>TAX SEARCH - CLAIM</td><td style="text-align: right;">\$5.00</td></tr> <tr><td>TAX SEARCH - TREASURER</td><td style="text-align: right;">\$10.00</td></tr> <tr><td>ADVERTISING - OBSERVER</td><td style="text-align: right;">\$434.15</td></tr> <tr><td>REAL ESTATE CONTINUED SALE</td><td style="text-align: right;">\$20.00</td></tr> <tr><td>POUNDAGE</td><td style="text-align: right;">\$1,794.04</td></tr> <tr><td>SALE AUCTION FEE</td><td style="text-align: right;">\$250.00</td></tr> <tr><td>POSTAGE</td><td style="text-align: right;">\$4.00</td></tr> <tr><td>PRIVATE JUDGEMENT - LASHHORN</td><td style="text-align: right;">\$1,604.14</td></tr> <tr><td>MILEAGE</td><td style="text-align: right;">\$30.15</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$4,368.51</td></tr> <tr><td colspan="2" style="text-align: center;">Liens</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	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 & RET	\$15.00	TAX SEARCH - CLAIM	\$5.00	TAX SEARCH - TREASURER	\$10.00	ADVERTISING - OBSERVER	\$434.15	REAL ESTATE CONTINUED SALE	\$20.00	POUNDAGE	\$1,794.04	SALE AUCTION FEE	\$250.00	POSTAGE	\$4.00	PRIVATE JUDGEMENT - LASHHORN	\$1,604.14	MILEAGE	\$30.15	Total:	\$4,368.51	Liens																		<table style="width: 100%; border-collapse: collapse;"> <tr><td>Principal Amt</td><td style="text-align: right;">\$89,701.85</td></tr> <tr><td>Interest</td><td style="text-align: right;">1,752.48</td></tr> <tr><td>Attorney Fees</td><td> </td></tr> <tr><td>PRO</td><td style="text-align: right;">236.59</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>SATISFACTION</td><td style="text-align: right;">91,690.92</td></tr> <tr><td>Poundage</td><td style="text-align: right;">1,794.04</td></tr> <tr><td>Sheriff Cost</td><td style="text-align: right;">4,368.51</td></tr> <tr><td>Sheriff Cost & Taxes & Lien</td><td> </td></tr> <tr><td>Poundage</td><td> </td></tr> <tr><td>Total 1st Column</td><td style="text-align: right;">\$4,368.51</td></tr> <tr><td colspan="2" style="text-align: center;">TAXES</td></tr> <tr><td colspan="2" style="text-align: center;">THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)</td></tr> <tr><td colspan="2">FAIR MARKET VALUE:</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>Total Taxes and Liens</td><td> </td></tr> <tr><td>Grand Total</td><td style="text-align: right;">96,059</td></tr> <tr><td> </td><td style="text-align: right;">43</td></tr> <tr><td> </td><td> </td></tr> </table>	Principal Amt	\$89,701.85	Interest	1,752.48	Attorney Fees		PRO	236.59							SATISFACTION	91,690.92	Poundage	1,794.04	Sheriff Cost	4,368.51	Sheriff Cost & Taxes & Lien		Poundage		Total 1st Column	\$4,368.51	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	96,059		43		
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **FEB 7, 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**

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **FEB 7, 2025**
 Sheriff No. **24003487**
 Court Case No. **2024-1639**

Prop Location: **113 HATFIELD DRIVE VENETIA, PA 15367**

PNC BANK, NATIONAL ASSOCIATION

vs CHERYL AGOSTINELLI; ET AL

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Attorney: **GREENLEE DERRICO POSA, LLC**

Date: **FEB 7, 2025**
 Sheriff No. **24003422**
 Court Case No. **2024-1877**

Prop Location: **1049 GREENFIELD DRIVE CANONSBURG, PA 15317**

SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA vs **MARK CALGARO AND ELEANOR R. CALGARO**

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 Court Case No. **2024-1910**

Prop Location: **168 DOGWOOD STREET WESTLAND, PA 15378**

SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA **vs** **ERIN D. WALKER AND KEVIN COWDEN**

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ADVERTISING - OBSERVER	\$260.36																																																																																																										
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POUNDAGE	\$275.20																																																																																																										
SALE AUCTION FEE	\$250.00																																																																																																										
MOUNT PLEASANT TOWNSHIP	\$499.42																																																																																																										
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Principal Amt	\$13,760.23																																																																																																										
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PRO	569.89																																																																																																										
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **FEB 7, 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

<table style="width: 100%; border-collapse: collapse;"> <tr><td>DEPUTIES EDUCATION FUND</td><td style="text-align: right;">\$40.00</td></tr> <tr><td>LEVY ON EACH PARCEL</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>POSTER & HANDBILL FOR EACH PARCEL</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>PREPARE ADD FOR EACH PARCEL</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>PROTHONOTARY</td><td style="text-align: right;">\$12.00</td></tr> <tr><td>SERVING & POSTING - REAL PROPERTY</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>COPIES OF COST SHEETS</td><td style="text-align: right;">\$4.00</td></tr> <tr><td>COST OF SALE-REAL ESTATE</td><td style="text-align: right;">\$10.00</td></tr> <tr><td>DEED</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>DISTRIBUTION SHEET PREPARATION</td><td style="text-align: right;">\$25.00</td></tr> <tr><td>REAL ESTATE RECEIVE, DOCKET & RETURN</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>TAX SEARCH - CLAIM</td><td style="text-align: right;">\$5.00</td></tr> <tr><td>TAX SEARCH - TREASURER</td><td style="text-align: right;">\$10.00</td></tr> <tr><td>ADVERTISING - OBSERVER</td><td style="text-align: right;">\$224.63</td></tr> <tr><td>COPIES OF WRIT</td><td style="text-align: right;">\$18.00</td></tr> <tr><td>POUNDAGE</td><td style="text-align: right;">\$653.11</td></tr> <tr><td>SALE AUCTION FEE</td><td style="text-align: right;">\$250.00</td></tr> <tr><td>CHARLEROI BOROUGH TAX</td><td style="text-align: right;">\$306.90</td></tr> <tr><td>MILEAGE</td><td style="text-align: right;">\$65.66</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$1,744.30</td></tr> <tr><td colspan="2" style="text-align: center;">Liens</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	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	COPIES OF WRIT	\$18.00	POUNDAGE	\$653.11	SALE AUCTION FEE	\$250.00	CHARLEROI BOROUGH TAX	\$306.90	MILEAGE	\$65.66	Total:	\$1,744.30	Liens																		<table style="width: 100%; border-collapse: collapse;"> <tr><td>Principal Amt</td><td style="text-align: right;">\$32,655.43</td></tr> <tr><td>Interest</td><td style="text-align: right;">660.51</td></tr> <tr><td>Attorney Fees</td><td> </td></tr> <tr><td>PRO</td><td style="text-align: right;">336.83</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>SATISFACTION</td><td style="text-align: right;">33,652.77</td></tr> <tr><td>Poundage 653.11</td><td rowspan="2" style="text-align: right; vertical-align: middle;">1,744.30</td></tr> <tr><td>Sheriff Cost</td></tr> <tr><td>Sheriff Cost & Taxes & Lien</td><td> </td></tr> <tr><td>Poundage</td><td> </td></tr> <tr><td>Total 1st Column</td><td style="text-align: right;">\$1,744.30</td></tr> <tr><td colspan="2" style="text-align: center;">TAXES</td></tr> <tr><td colspan="2" style="text-align: center;">THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)</td></tr> <tr><td colspan="2">FAIR MARKET VALUE:</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>Total Taxes and Liens</td><td> </td></tr> <tr><td>Grand Total</td><td style="text-align: right;">35,397 07</td></tr> <tr><td> </td><td> </td></tr> </table>	Principal Amt	\$32,655.43	Interest	660.51	Attorney Fees		PRO	336.83							SATISFACTION	33,652.77	Poundage 653.11	1,744.30	Sheriff Cost	Sheriff Cost & Taxes & Lien		Poundage		Total 1st Column	\$1,744.30	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	35,397 07		
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **FEB 7, 2025**
 Sheriff No. **24003494**
 Court Case No. **2024-2514**

Prop Location: **5 HOON STREET MONONGAHELA, PA 15063**

HSBC BANK USA

vs ERIC JAMES WALTERS, SR. AND LAURA JEAN WALTERS

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **FEB 7, 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

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **FEB 7, 2025**
 Sheriff No. **24002382**
 Court Case No. **2024-2822**

Prop Location: **357 EAST MCMURRAY ROAD McMURRAY, PA 15317**

MEB LOAN TRUST VI

vs RICHARD M. McPEEK

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **FEB 7, 2025**
 Sheriff No. **24003575**
 Court Case No. **2024-3371**

Prop Location: **268 AMES ROAD BENTLEYVILLE, PA 15314**

PENNSYLVANIA EQUITY RESOURCES INC.

vs ADAM J. FAYLOR

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POUNDAGE	\$5,474.97																																																																																																						
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Total:	\$6,377.08																																																																																																						
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **FEB 7, 2025**
 Sheriff No. **24003567**
 Court Case No. **2024-3420**

Prop Location: **462 MCKINLEY AVENUE WASHINGTON, PA 15301**

WELLS FARGO BANK, N.A.

vs MICHAEL J. MCKINNEY

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **McGRATH McCALL, P.C.**

Date: **FEB 7, 2025**
 Sheriff No. **24003461**
 Court Case No. **2024-3714**

Prop Location: **212 FIRST AVENUE NEW EAGLE, PA 15067**

NORTHWEST BANK

vs COLLIN R. ANDERSON

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **FEB 7, 2025**
 Sheriff No. **24003491**
 Court Case No. **2024-4124**

Prop Location: **404 GEORGETOWN ROAD LAWRENCE, PA 15055**

PNC BANK, NATIONAL ASSOCIATION

vs KRISTA IRENE PAPA, As Administratrix to the Estate of MICHAEL J. GOBRISH AKA MICHAEL GOBRISH

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

UPDATED 02/06/25

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

Date:

FEB 7, 2025

Sheriff No.

24003473

Court Case No.

2024-4132

Prop Location: **84 SECOND STREET CALIFORNIA, PA 15419**

KIAVI FUNDING INC.

vs J AND P CAPITAL INC.

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **FEB 7, 2025**
 Sheriff No. **24003570**
 Court Case No. **2024-4224**

Prop Location: **222 CHARLES STREET WASHINGTON, PA 15301**

**U.S. BANK NATIONAL ASSOCIATION, As Trustee,
 Successor In Interest to Bank of America,
 National Association, ET AL**

**vs SUSAN E. GREENE, IN HER CAPACITY AS
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 GREENE**

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POUNDAGE	\$1,275.44																																																																																																														
SALE AUCTION FEE	\$250.00																																																																																																														
TAX CLAIM - WASHINGTON COUNTY	\$1,405.74																																																																																																														
MILEAGE	\$6.03																																																																																																														
Total:	\$3,493.21																																																																																																														
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **FEB 7, 2025**
 Sheriff No. **24003426**
 Court Case No. **2024-4473**

Prop Location: **708 SHERIDAN STREET MONONGAHELA, PA 15063**

LAKEVIEW LOAN SERVICING LLC

vs TRAVIS S. VANBREMEN

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **HILL WALLACK LLP**

Date: **FEB 7, 2025**
 Sheriff No. **24003454**
 Court Case No. **2024-4503**

Prop Location: **72 PAUL STREET WASHINGTON, PA 15301**

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE **vs** **ANDREW G. ZELENKA, JR.**
SERVICING

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **GREENLEE DERRICO POSA, LLC**

Date: **February 7, 2025**
 Sheriff No. **24003394**
 Court Case No. **2024-4699**

Prop Location: **207 FIRST STREET BENTLEYVILLE, PA 15314**

**SLOVENIAN SAVINGS & LOAN ASSOCIATION OF
 CANONSBURG, PENNSYLVANIA**

**vs THE ESTATE OF KRISTINA THOMAS, MIRANDA
 L. LEVERS as heir, DONALD W. LEVERS as heir,
 ET AL**

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

UPDATED 02/06/25

Attorney: **WELTMAN WEINBERG & REIS CO., LPA**

Date: **FEB 7, 2025**
 Sheriff No. **24003561**
 Court Case No. **2024-4723**

Prop Location: **151-152 MEADOW STREET WESTLAND, PA 15378**

PENNSYLVANIA STATE EMPLOYEES CREDIT UNION

vs ANDREW M. GAGGIN AND MARK W. GAGGIN

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **FEB 7, 2025**
 Sheriff No. **24003592**
 Court Case No. **2024-5061**

Prop Location: **212 SIENNA TRAIL VENETIA, PA 15367**

CROSSCOUNTRY MORTGAGE, LLC

vs ALI R. HAJASSDOLAH

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **McGRATH McCALL, P.C.**

Date: **FEB 7, 2025**
 Sheriff No. **24003465**
 Court Case No. **2024-5184**

Prop Location: **207 LINDEN ROAD CANONSBURG, PA 15317**

CFS BANK, a federally chartered savings bank **vs** **DAVID A. CUSHEY**

<table style="width: 100%; border-collapse: collapse;"> <tr><td>DEPUTIES EDUCATION FUND</td><td style="text-align: right;">\$40.00</td></tr> <tr><td>LEVY ON EACH PARCEL</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>POSTER & HANDBILL FOR EACH PARCEL</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>PREPARE ADD FOR EACH PARCEL</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>PROTHONOTARY</td><td style="text-align: right;">\$12.00</td></tr> <tr><td>SERVING & POSTING - REAL PROPERTY</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>COPIES OF COST SHEETS</td><td style="text-align: right;">\$4.00</td></tr> <tr><td>COST OF SALE-REAL ESTATE</td><td style="text-align: right;">\$10.00</td></tr> <tr><td>DEED</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>DISTRIBUTION SHEET PREPARATION</td><td style="text-align: right;">\$25.00</td></tr> <tr><td>REAL ESTATE RECEIVE, DOCKET & RET</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>TAX SEARCH - CLAIM</td><td style="text-align: right;">\$5.00</td></tr> <tr><td>TAX SEARCH - TREASURER</td><td style="text-align: right;">\$10.00</td></tr> <tr><td>ADVERTISING - OBSERVER</td><td style="text-align: right;">\$236.54</td></tr> <tr><td>COPIES OF WRIT</td><td style="text-align: right;">\$18.00</td></tr> <tr><td>POUNDAGE</td><td style="text-align: right;">\$5,440.68</td></tr> <tr><td>SALE AUCTION FEE</td><td style="text-align: right;">\$250.00</td></tr> <tr><td>MILEAGE</td><td style="text-align: right;">\$22.78</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$6,194.00</td></tr> <tr><td colspan="2" style="text-align: center;">Liens</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	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 & RET	\$15.00	TAX SEARCH - CLAIM	\$5.00	TAX SEARCH - TREASURER	\$10.00	ADVERTISING - OBSERVER	\$236.54	COPIES OF WRIT	\$18.00	POUNDAGE	\$5,440.68	SALE AUCTION FEE	\$250.00	MILEAGE	\$22.78	Total:	\$6,194.00	Liens																		<table style="width: 100%; border-collapse: collapse;"> <tr><td>Principal Amt</td><td style="text-align: right;">\$272,033.97</td></tr> <tr><td>Interest</td><td style="text-align: right;">7,276.00</td></tr> <tr><td>Attorney Fees</td><td> </td></tr> <tr><td>PRO</td><td style="text-align: center;">N/A</td></tr> <tr><td>FEES</td><td style="text-align: right;">11,553.33</td></tr> <tr><td colspan="2"> </td></tr> <tr><td>SATISFACTION</td><td style="text-align: right;">290,863.30</td></tr> <tr><td>Poundage</td><td style="text-align: right;">5,440.68</td></tr> <tr><td>Sheriff Cost</td><td style="text-align: right;">6,194.00</td></tr> <tr><td>Sheriff Cost & Taxes & Lien</td><td> </td></tr> <tr><td>Poundage</td><td> </td></tr> <tr><td>Total 1st Column</td><td style="text-align: right;">\$6,194.00</td></tr> <tr><td colspan="2" style="text-align: center;">TAXES</td></tr> <tr><td colspan="2" style="text-align: center;">THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)</td></tr> <tr><td colspan="2">FAIR MARKET VALUE:</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>Total Taxes and Liens</td><td> </td></tr> <tr><td>Grand Total</td><td style="text-align: right;">297,057 30</td></tr> <tr><td> </td><td> </td></tr> </table>	Principal Amt	\$272,033.97	Interest	7,276.00	Attorney Fees		PRO	N/A	FEES	11,553.33			SATISFACTION	290,863.30	Poundage	5,440.68	Sheriff Cost	6,194.00	Sheriff Cost & Taxes & Lien		Poundage		Total 1st Column	\$6,194.00	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	297,057 30		
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **FEB 7, 2025**
 Sheriff No. **24003314**
 Court Case No. **2024-5247**

Prop Location: **10 FIELDCREST DRIVE McDONALD, PA 15057**

LAKEVIEW LOAN SERVICING LLC

vs RICHARD E. COOK, As Administrator the Estate of BRIAN A. COOK, Deceased

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