#### Attorney: PORTNOFF LAW ASSOCIATES, LTD

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

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

**CITY OF WASHINGTON** 

vs RICHARD I. CLEMENS AND MARCY L. CLEMENS

\$60.00		Principal Amt	\$1,992	2.75
\$15.00	-	Interest	1.107	7.75
\$15.00				
\$15.00		Attorney Fees		
\$12.00		PRO	16	5.59
	-	FFES	88	5.00
				0.00
•				
\$25.00				
\$15.00				
\$5.00			4,151.0	09
\$10.00		Poundage 62.57		
\$222.88		Sheriff Cost	3,612.	59
\$20.00				
\$250.00				
\$6.00		Poundage		
\$330.00				
\$1,282.48				
\$98.05				
\$131.52				
\$526.40				
\$62.57				
\$403.60				
\$18.09				
		Total 1 <sup>st</sup> Column	\$3,612.5	59
		TAXES		
		THIRD PARTY PURHCASER: RI	EAL ESTATE TRA	NSFER
		TAX OF 2% (2.5% PETERS TO	WNSHIP) OF (F.	M.V.)
		FAIR MARKET VALUE:		
		Total Taxes and Liens		
			7 763	68
			,,,03	00
	\$15.00 \$15.00 \$12.00 \$45.00 \$10.00 \$30.00 \$25.00 \$15.00 \$10.00 \$222.88 \$20.00 \$250.00 \$250.00 \$250.00 \$330.00 \$1,282.48 \$98.05 \$131.52 \$526.40 \$62.57 \$403.60	\$15.00 \$15.00 \$12.00 \$45.00 \$400 \$10.00 \$30.00 \$25.00 \$15.00 \$10.00 \$222.88 \$20.00 \$250.00 \$250.00 \$250.00 \$330.00 \$1,282.48 \$98.05 \$131.52 \$526.40 \$62.57 \$403.60	\$15.00       Interest         \$15.00       Attorney Fees         \$12.00       PRO         \$45.00       FEES         \$4.00       FEES         \$10.00       \$30.00         \$25.00       \$45.00         \$10.00       Poundage         \$22.00       Sheriff Cost         \$20.00       Sheriff Cost & Taxes & Lien         \$25.00       Sheriff Cost & Taxes & Lien         \$40.00       Poundage         \$1,282.48       \$98.05         \$131.52       \$526.40         \$62.57       \$403.60         \$18.09       Total 1st Column         TAXES       THIRD PARTY PURHCASER: RI         TAX OF 2% (2.5% PETERS TO       FAIR MARKET VALUE:	\$15.00       Interest       1,101         \$15.00       Attorney Fees         \$12.00       PRO       16         \$45.00       FEES       88         \$10.00       \$30.00       \$25.00         \$15.00       SATISFACTION       4,151.1         \$10.00       \$25.00       \$Attorney Fees         \$15.00       SATISFACTION       4,151.1         \$10.00       Poundage       62.57         \$222.88       Sheriff Cost       3,612.1         \$20.00       Sheriff Cost & Taxes & Lien         \$250.00       Sheriff Cost & Taxes & Lien         \$330.00       \$1,282.48         \$98.05       \$131.52         \$526.40       \$62.57         \$403.60       \$18.09         Total 1st Column       \$3,612.5         THIRD PARTY PURHCASER: REAL ESTATE TRA         TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.         FAIR MARKET VALUE:       Interestoud Liens

### 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

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$118,291	17
LEVY ON EACH PARCEL	\$15.00	Interest	64,068	.30
POSTER & HANDBILL FOR EACH PARCEL	\$15.00		0.)000	
PREPARE ADD FOR EACH PARCEL	\$15.00	Attorney Fees		
PROTHONOTARY	\$12.00	PRO	2,718	.86
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	SATISFACTION	185,078	.33
TAX SEARCH - TREASURER	\$10.00	Poundage 2,365.8		_
ADVERTISING - OBSERVER	\$224.63	Sheriff Cost	3,117.3	7
POUNDAGE	\$2,365.82	Sheriff Cost & Taxes & Lie	n	
SALE AUCTION FEE	\$250.00			
MILEAGE	\$50.92	Poundage		
Total: \$3,117.37		Total 1 <sup>st</sup> Column	\$3,117.3	7
		TA THIRD PARTY PURHCASE TAX OF 2% (2.5% PETER		
Liens		FAIR MARKET VALUE:		<b></b>
		Total Taxes and Liens		
		Grand Total	188,195	70

#### Attorney: FRIEDMAN VARTOLO LLP

Sheriff No. Court Case No.

Date:

FEB 7, 2025 23002596 2018-5123

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

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

vs ROCHELLE HEIDER AND DAVID A. HEIDER

DEPUTIES EDUCATION FUND	\$60.00		Principal Amt	\$138,586	5.89
LEVY ON EACH PARCEL	\$15.00		Interest	17,312	
POSTER & HANDBILL FOR EACH PARCEL	\$15.00			17,512	2.60
PREPARE ADD FOR EACH PARCEL	\$15.00		Attorney Fees		
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 & RET	\$15.00				
TAX SEARCH - CLAIM	\$5.00		SATISFACTION	157,217	'.54
TAX SEARCH - TREASURER	\$10.00		Poundage 2,771.74		
ADVERTISING - OBSERVER	\$261.95		Sheriff Cost	3,718.0	7
REAL ESTATE CONTINUED SALES	\$120.00		Sheriff Cost & Taxes & Lien		
COPIES OF WRIT	\$18.00			_	
POUNDAGE	\$2,771.74		Poundage		
SALE AUCTION FEE	\$250.00				
MILEAGE	\$35.38				
Total: \$3,718.07			Total 1 <sup>st</sup> Column	\$3,718.0	)7
			TAXES THIRD PARTY PURHCASER: F TAX OF 2% (2.5% PETERS TO	REAL ESTATE TRA	
Liens			FAIR MARKET VALUE:		
			Total Taxes and Liens		
			Grand Total	160,935	61
		]		100,935	01

#### Attorney: McCABE, WEISBERG & CONWAY

Date:	
Sheriff No.	
Court Case No.	

FEB 7, 2025 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 Am	t	\$137,132	2.68
LEVY ON EACH PARCEL	\$15.00		Interest		14,718	3.62
POSTER & HANDBILL FOR EACH PARCEL	\$15.00				, -	
PREPARE ADD FOR EACH PARCEL	\$15.00		Attorney Fee	25		
PROTHONOTARY	\$12.00		PRO		60	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 & RET	\$15.00					
TAX SEARCH - CLAIM	\$5.00		SATISFACTIC		152,456	5.72
TAX SEARCH - TREASURER	\$10.00		Poundage	\$2,742.65		
ADVERTISING - OBSERVER	\$291.11		Sheriff Cost		\$3,869.3	88
REAL ESTATE EACH CONTINUED SALE	\$80.00					
COPY OF WRIT EACH	\$18.00		Sheriff Cost	& Taxes & Lien		
POUNDAGE	\$2,742.65		Poundage			
SALE AUCTION FEE	\$250.00					
WASHINGTON-E WASHINGTON JT AUTH	\$126.47					
MILEAGE	\$30.15					
Total: \$3,869.38			Total 1 <sup>st</sup> Colu	umn	\$3,869.3	88
				TAXES TY PURHCASER: RE 5 (2.5% PETERS TO		
Liens			FAIR MARKE	T VALUE:		
		1				
		1	Total Taxes a	and Liens		
			Grand Total		156,326	10

#### Attorney: LOGS LEGAL GROUP LLP

Date:	
Sheriff No.	
Court Case No.	

FEB 7, 2025 24001356 2023-1126

### Prop Location: 5 WILLIAM STREET WASHINGTON, PA 15301

### JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs TERRY WRUBLESKI AND TREASA WRUBLESKI

DEPUTIES EDUCATION FUND	\$60.00	Principal Am	t	\$40,823	3.12
LEVY ON EACH PARCEL	\$15.00	Interest		2,960	).39
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attornov For		,	
PREPARE ADD FOR EACH PARCEL	\$15.00	Attorney Fee	25		
PROTHONOTARY	\$12.00	PRO		489	9.24
SERVING & POSTING - REAL PROPERTY	\$45.00				
COPIES OF COST SHEETS	\$4.00				
COST OF SALE-REAL ESTATE	\$10.00				
DEED	\$30.00				
DISTRIBUTION SHEET PREPARATION	\$25.00				
REAL ESTATE RECEIVE, DOCKET & RETURN	\$15.00				
TAX SEARCH - CLAIM	\$5.00	SATISFACTIC		44,272	.75
TAX SEARCH - TREASURER	\$10.00	Poundage	816.46		
ADVERTISING - OBSERVER	\$245.39	Sheriff Cost		1,769.3	0
REAL ESTATE CONTINUED SALES	\$60.00		0 0		
COPIES OF WRIT	\$18.00	Sheriff Cost	& Taxes & Lien		
POUNDAGE	\$816.46	Poundage			
SALE AUCTION FEE	\$250.00				
WASHINGTON- E WASHINGTON JT AUTH	\$95.00				
MILEAGE	\$23.45				
Total: \$1,769.30		Total 1 <sup>st</sup> Colu		\$1,769.3	0
			TAXES		
			TY PURHCASER: RE		
		TAX OF 2%	(2.5% PETERS TO	WNSHIP) OF (F.	M.V.)
Liens		FAIR MARKE	T VALUE:		-
		Total Taxes a	and Liens		
		Grand Total		46,042	05

Attorney: BROCK & SCOTT, PLLC

Date:	
Sheriff No.	
Court Case No.	

FEB 7, 2025 24001166 2023-2343

#### Prop Location: 523 CRAIGHEAD STREET CANONSBURG, PA 15317

#### STOCKTON MORTGAGE CORPORATION

vs MELISSA GUILIANI, CO-ADMINISTRATRIX AND HEIRESS OF THE ESTATE OF MICHAEL GUILIANI, DECEASED, ET AL

DEPUTIES EDUCATION FUND	\$20.00	Principal Amt	\$119,754.67
LEVY ON EACH PARCEL	\$30.00	Interest	6,399.25
POSTER & HANDBILL FOR EACH PARCEL	\$30.00	Attorney Fees	,
PREPARE ADD FOR EACH PARCEL	\$30.00	Attorney rees	
SERVING & POSTING - REAL PROPERTY	\$15.00	PRO	589.28
COPIES OF COST SHEETS	\$4.00		
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00		
TAX SEARCH - CLAIM	\$5.00		
TAX SEARCH - TREASURER	\$10.00		
ADVERTISING - OBSERVER	\$307.73		
REAL ESTATE CONTINUED SALES	\$60.00		
POUNDAGE	\$2 <i>,</i> 395.09	SATISFACTION	126,743.20
SALE AUCTION FEE	\$250.00	Poundage 2,395.09	
CANONSBURG BOROUGH TAX	\$583.23	Sheriff Cost	4,557.05
CANON-MCMILLAN SCHOOL DIST-CBG	\$30.36	Sheriff Cost & Taxes & Lien	
CANONSBURG BOROUGH TAX	\$678.25		
COST OF SALE- PERSONAL PROPERTY	\$15.00	Poundage	
DEED	\$30.00		
PROTHONOTARY	\$12.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
MILEAGE	\$11.39		
Total: \$4,557.05		Total 1 <sup>st</sup> Column	\$4,557.05
		TAXE	ES
		THIRD PARTY PURHCASER:	REAL ESTATE TRANSFER
		TAX OF 2% (2.5% PETERS 1	TOWNSHIP) OF (F.M.V.)
Liens		FAIR MARKET VALUE:	
		Total Taxes and Liens	
		Grand Total	131,300 25
	I		

### 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

\$20.00	Principal Amt	\$241,037	.55
\$30.00	Interest	18 287	' 22
\$30.00		10,20,	.22
\$30.00	Attorney Fees		
\$12.00	PRO	942	.56
\$15.00			
\$4.00			
-			
\$25.00			
\$15.00			
\$5.00			.33
-	Poundage 4,820.7		
	Sheriff Cost	7,773.6	3
	Chariff Cast & Tayas & Liv		
		en	
. ,	Poundage		
\$6.03			
			3
	FAIR MARKET VALUE:		
	Total Taxes and Liens		
	Grand Total	268,040	96
	\$30.00 \$30.00 \$12.00 \$15.00 \$4.00 \$10.00 \$30.00 \$25.00 \$15.00	\$30.00       Interest         \$30.00       Attorney Fees         \$12.00       PRO         \$10.00       \$4.00         \$25.00       \$ATISFACTION         \$10.00       Poundage       4,820.7         \$248.45       Sheriff Cost       Sheriff Cost         \$250.00       Sheriff Cost & Taxes & Liu         \$250.00       Poundage       Total 1st Column         \$2,212.40       Poundage       Total 1st Column         \$2,212.40       Poundage       Total 1st Column         \$2,212.40       FAIR MARKET VALUE:       T         FAIR MARKET VALUE:       FAIR MARKET VALUE:       T         FAIR MARKET VALUE:       T       T         Total Taxes and Liens       Total Taxes and Liens	\$30.00       Interest       18,287         \$30.00       Attorney Fees       942         \$12.00       PRO       942         \$15.00       PRO       942         \$15.00       \$4,00       942         \$10.00       \$30.00       \$4,00         \$10.00       \$30.00       \$500         \$15.00       \$ATISFACTION       260,267         \$10.00       \$0undage       4,820.75         \$248.45       Sheriff Cost       7,773.6         \$248.45       Sheriff Cost & Taxes & Lien       Poundage         \$250.00       Sheriff Cost & Taxes & Lien       Poundage         \$250.00       Sheriff Cost & Taxes & Lien       Total 1st Column       \$7,773.6         \$2,212.40       Poundage       Total 1st Column       \$7,773.6         \$2,212.40       Poundage       Total 1st Column       \$7,773.6         \$2,212.40       Fair MARKET VALUE:       FAIR MARKET VALUE:       Total 1st Column       \$7,773.6         \$20.00       Total 1st Column       \$7,773.6       Total 1st Column       \$7,773.6         \$4,820.75       Total 1st Column       \$7,773.6       Total 1st Column       \$7,773.6         \$4,820.75       Total Taxes and Liens       Total Taxes a

Attorney: LOGS LEGAL GROUP LLP

Date:	FEB 7, 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	9.39
LEVY ON EACH PARCEL	\$15.00	Interest	6,978	3.34
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	,	
PREPARE ADD FOR EACH PARCEL	\$15.00			
PROTHONOTARY	\$12.00	PRO	449	.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 & RET	\$15.00			
TAX SEARCH - CLAIM	\$5.00	SATISFACTION	102,217	.6
TAX SEARCH - TREASURER	\$10.00	Poundage 1,895.79		
ADVERTISING - OBSERVER	\$245.39	Sheriff Cost	5,755.2	29
REAL ESTATE CONTINUED SALES	\$40.00	Sheriff Cost & Taxes & Lien		
COPIES OF WRIT	\$12.00			
POUNDAGE	\$1,895.79	Poundage		
SALE AUCTION FEE	\$250.00			
WASHINGTON CO TAX	\$241.11			
WASHINGTON CITY SOLID WASTE	\$330.00			
WASHINGTON CITY TAX	\$1,334.49			
WASHINGTON-E WASHINGTON JT AUTH	\$100.00			
WASHINGTON SCHOOL TAX	\$719.30			
WASHINGTON CITY SOLID WASTE	\$249.00			
MILEAGE	\$42.21			
Total: \$5,755.29		Total 1 <sup>st</sup> Column	\$5,755.2	29
		TAXES THIRD PARTY PURHCASER: REA TAX OF 2% (2.5% PETERS TOW		
Liens		FAIR MARKET VALUE:		1
		Total Taxes and Liens		
		Grand Total	107,972	g

Attorney: LOGS LEGAL GROUP LLP

#### 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	.28
LEVY ON EACH PARCEL	\$15.00		Interest	6,139	0.01
POSTER & HANDBILL FOR EACH PARCEL	\$15.00		Attorney Fees		
PREPARE ADD FOR EACH PARCEL	\$15.00				
PROTHONOTARY	\$12.00		PRO	523	.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 & RET	\$15.00				
TAX SEARCH - CLAIM	\$5.00		SATISFACTION	103,076	5.82
TAX SEARCH - TREASURER	\$10.00		Poundage 1,928.29		
ADVERTISING - OBSERVER	\$257.30		Sheriff Cost	2,871.9	0
REAL ESTATE CONTINUED SALES	\$60.00		Sheriff Cost & Taxes & Lien		
COPIES OF WRIT	\$18.00			_	
POUNDAGE	\$1,928.29		Poundage		
SALE AUCTION FEE	\$250.00				
MILEAGE	\$62.31				
Total: \$2,871.90			Total 1 <sup>st</sup> Column	\$2,871.9	0
			TAXES THIRD PARTY PURHCASER: RI TAX OF 2% (2.5% PETERS TO		
Liens	<u>.</u>		FAIR MARKET VALUE:		
		1	Total Taxes and Liens		
		1	Grand Total	105,948	72
	I	L			

FEB 7, 2025 Date: Sheriff No. 24001348 Court Case No. 2023-4463

### 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

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$121,034	.92
LEVY ON EACH PARCEL	\$15.00	Interest	4,676	
POSTER & HANDBILL FOR EACH PARCEL	\$15.00		4,070	.20
PREPARE ADD FOR EACH PARCEL	\$15.00	Attorney Fees		
PROTHONOTARY	\$12.00	PRO	964	.48
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	SATISFACTION	126,675	.68
TAX SEARCH - TREASURER	\$10.00	Poundage 2,4	20.70	
ADVERTISING - OBSERVER	\$224.63	Sheriff Cost	3,152.0	9
COPIES OF WRIT	\$12.00			
POUNDAGE	\$2,420.70	Sheriff Cost & Taxes &	Lien	
SALE AUCTION FEE	\$250.00	Poundage		
MILEAGE	\$18.76			
Total: \$3,152.09		Total 1 <sup>st</sup> Column	\$3,152.0	9
			TAXES ASER: REAL ESTATE TRA TERS TOWNSHIP) OF (F.	
Liens		FAIR MARKET VALUE	:	
		Total Taxes and Liens		
		Grand Total	129,827	77

Attorney: LOGS LEGAL GROUP LLP

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

# FEDERAL HOME LOAN MORTGAGE CORPORATION

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

DEPUTIES EDUCATION FUND	\$120.00		Principal Amt	\$41,012	2.53
LEVY ON EACH PARCEL	\$15.00		Interest	1,703	8 40
POSTER & HANDBILL FOR EACH PARCEL	\$15.00			1,703	
PREPARE ADD FOR EACH PARCEL	\$15.00		Attorney Fees		
PROTHONOTARY	\$12.00		PRO	N//	Ą
SERVING & POSTING - REAL PROPERTY	\$90.00				
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	42,715	.93
TAX SEARCH - TREASURER	\$10.00		Poundage 820.25		
ADVERTISING - OBSERVER	\$236.54		Sheriff Cost	2,564.0	05
COPIES OF WRIT	\$24.00		Sheriff Cost & Taxes & Lien		
POUNDAGE	\$820.25				
SALE AUCTION FEE	\$250.00		Poundage		
POSTAGE	\$8.00				
CHARLEROI BOROUGH TAX	\$662.28				
MILEAGE	\$196.98	_			
Total: \$2,564.05		_	Total 1 <sup>st</sup> Column	\$2,564.0	)5
			TAXE THIRD PARTY PURHCASER: TAX OF 2% (2.5% PETERS T	REAL ESTATE TRA	
Liens			FAIR MARKET VALUE:		•
		-			
		1			
		1	Total Taxes and Liens		
		1	Grand Total	45,279	98
L		L			

 Date:
 FEB 7, 2025

 Sheriff No.
 24003501

 Court Case No.
 2023-5200

22

#### Attorney: RAS CITRON LLC

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

# D/B/A CHRISTIANA TRUST AS TRUSTEE FOR **PNPMS TRUST IV**

Date: Sheriff No. Court Case No.

FEB 7, 2025 24002169 2023-5332

WILMINGTON SAVINGS FUND SOCIETY, FSB, vs WILLIAM H. JOHNSTON, JR., IN HIS CAPACITY AS HEIR OF WILLIAM H. JOHNSTON, ET AL

DEPUTIES EDUCATION FUND	\$40.00		Principal Amt	\$10,604	.68
LEVY ON EACH PARCEL	\$30.00		Interest	377	.58
POSTER & HANDBILL FOR EACH PARCEL	\$30.00		Attorney Fees		
PREPARE ADD FOR EACH PARCEL	\$30.00		•		
PROTHONOTARY	\$12.00		PRO	308	.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 & RETURN	\$15.00				
TAX SEARCH - CLAIM	\$5.00		SATISFACTION	11,290	).56
TAX SEARCH - TREASURER	\$10.00		Poundage 212.09		
ADVERTISING - OBSERVER	\$375.11		Sheriff Cost	1,184.9	6
REAL ESTATE CONTINUED SALES	\$40.00				
COPIES OF WRIT	\$18.00		Sheriff Cost & Taxes & Lien	_	
POUNDAGE	\$212.09		Poundage		
SALE AUCTION FEE	\$250.00				
MILEAGE	\$18.76				
Total: \$1,184.96			Total 1 <sup>st</sup> Column	\$1,184.9	6
			TAXES THIRD PARTY PURHCASER: RE TAX OF 2% (2.5% PETERS TO		
Liens			FAIR MARKET VALUE:		-
		-			
		_	Total Taxes and Liens		
			Grand Total	12,475	52
		-			

Attorney: SHNAYDER LAW FIRM LLC

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

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

#### s JEFFREY R. HARBAUGH AND HEIDI L. HARBAUGH

Court Case No.

FEB 7, 2025

24003326

2023-5486

Date:

Sheriff No.

	660.00		Dringing Amt	600 OF 1	. 00
DEPUTIES EDUCATION FUND	\$60.00		Principal Amt	\$30,855	5.90
LEVY ON EACH PARCEL POSTER & HANDBILL FOR EACH PARCEL	\$15.00 \$15.00		Interest	531	L.96
PREPARE ADD FOR EACH PARCEL	\$15.00 \$15.00		Attorney Fees		
PROTHONOTARY	\$15.00 \$12.00			250	10
SERVING & POSTING - REAL PROPERTY	\$12.00 \$45.00		PRO	259	.18
COPIES OF COST SHEETS	\$43.00 \$4.00				
COST OF SALE-REAL ESTATE	\$4.00 \$10.00				
DEED	\$10.00 \$30.00				
DISTRIBUTION SHEET PREPARATION	\$30.00 \$25.00				
REAL ESTATE RECEIVE, DOCKET & RET	\$25.00 \$15.00				
TAX SEARCH - CLAIM	\$15.00 \$5.00		SATISFACTION	31,647	.04
TAX SEARCH - TREASURER	\$10.00		Poundage 617.12		
ADVERTISING - OBSERVER	\$212.72		Sheriff Cost	7,588.6	51
COPIES OF WRIT	\$24.00			,	
POUNDAGE	\$617.12		Sheriff Cost & Taxes & Lien		
SALE AUCTION FEE	\$250.00		Poundage		
POSTAGE	\$4.00				
CECIL TWP MUN AUTHORITY	\$6,149.42				
MILEAGE	\$70.35				
Total: \$7,588.61			Total 1 <sup>st</sup> Column	\$7,588.6	51
			TAXES	S	
			THIRD PARTY PURHCASER: F	REAL ESTATE TRA	NSFER
			TAX OF 2% (2.5% PETERS T	OWNSHIP) OF (F.	M.V.)
Liens			FAIR MARKET VALUE:		
		-			
		-			
		-			
		_			
			Total Taxes and Liens		
			Grand Total	39,235	65
	<b>L</b>	-			

# 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

DEPUTIES EDUCATION FUND	\$60.00		Principal Amt	\$77,522	2.62
LEVY ON EACH PARCEL	\$15.00		Interest	3,375	5.36
POSTER & HANDBILL FOR EACH PARCEL	\$15.00			-,	
PREPARE ADD FOR EACH PARCEL	\$15.00		Attorney Fees		
PROTHONOTARY	\$12.00		PRO	700	0.92
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		SATISFACTION	81,598	.90
TAX SEARCH - TREASURER	\$10.00		Poundage 1,550.45		
ADVERTISING - OBSERVER	\$272.27		Sheriff Cost	2,909.4	10
POUNDAGE	\$1,550.45		Sheriff Cost & Taxes & Lien		
SALE AUCTION FEE	\$250.00				
POSTAGE	\$4.00		Poundage		
TAX CLAIM - WASHINGTON COUNTY	\$487.26				
MILEAGE	\$84.42				
Total: \$2,909.40			Total 1 <sup>st</sup> Column	\$2,909.4	10
			TAXES THIRD PARTY PURHCASER: RI		NSFER
			TAX OF 2% (2.5% PETERS TO	WNSHIP) OF (F.	M.V.)
Liens			FAIR MARKET VALUE:		
			Total Taxes and Liens		
			Grand Total	84,508	30
	I	I			

Attorney: SHNAYDER LAW FIRM LLC

Date:	
Sheriff No.	
Court Case No.	

FEB 7, 2025 24002472 2023-5792

#### Prop Location: 719 FOURTH STREET CHARLEROI, PA 15022

### **REAL ESTATE COMMERCIAL LENDER, LLC**

vs JAHLEEL KIMBO, as Sole Member and Sole Manager of KIMBO FAMILY REALTY, LLC, ET AL

DEPUTIES EDUCATION FUND	\$60.00	Principal Amt \$42,1	84.93
LEVY ON EACH PARCEL	\$15.00	Interest 2,8	05.00
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	,	
PROTHONOTARY	\$12.00	PRO 7	41.44
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		31.37
TAX SEARCH - TREASURER	\$10.00	Poundage 843.70	
ADVERTISING - OBSERVER	\$270.52	Sheriff Cost 4,59	2.73
REAL ESTATE EACH CONTINUED SALE	\$20.00	Sheriff Cost & Taxes & Lien	
POUNDAGE	\$843.70		
SALE AUCTION FEE	\$250.00	Poundage	
CHARLEROI SCHOOL TAX	\$2 <i>,</i> 196.96		
WASHINGTON CO TAX	\$109.33		
TAX CLAIM - WASHINGTON COUNTY	\$538.73		
POSTAGE	\$4.00		
MILEAGE	\$98.49		
Total: \$4,592.73		Total 1st Column\$4,592	2.73
		TAXES THIRD PARTY PURHCASER: REAL ESTATE TF TAX OF 2% (2.5% PETERS TOWNSHIP) OF	
Liens		FAIR MARKET VALUE:	
		Total Taxes and Liens	
		Grand Total 50,324	1 10
	I		

Attorney: STERN & EISENBERG PC

Prop Location: 64 VALLEY ROAD EIGHTY-FOUR, PA	<u>A 15330</u>
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# U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION

Date: Sheriff No. Court Case No.

FEB 7, 2025 24002825 2023-6778

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

FEB DEPUTIES EDUCATION FUND	\$40.00		Principal Amt		\$47,254	1.99
LEVY ON EACH PARCEL	\$30.00		Interest		1,065	.94
POSTER & HANDBILL FOR EACH PARCEL	\$30.00		Attorney Fees			
PREPARE ADD FOR EACH PARCEL	\$30.00		-			
PROTHONOTARY	\$12.00		PRO		329	.55
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		40.000	40
TAX SEARCH - CLAIM	\$5.00			045.40	48,650.	48
TAX SEARCH - TREASURER	\$10.00		Poundage	945.10	4 000 0	
ADVERTISING - OBSERVER	\$434.15		Sheriff Cost		1,939.0	01
REAL ESTATE CONTINUED SALE	\$20.00		Sheriff Cost & Ta	xes & Lien		
POUNDAGE	\$945.10					
SALE AUCTION FEE	\$250.00		Poundage			
MILEAGE	\$18.76					
Total: \$1,939.01		-	Total 1 <sup>st</sup> Column		\$1,939.0	)1
				TAXES		
			THIRD PARTY PL TAX OF 2% (2.5			
Liens			FAIR MARKET VA	LUE:		
		-				
		-				
			Total Taxes and L	liens		
			Grand Total		50,589	49

#### Attorney: RAS CITRON LLC

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

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

 Date:
 FEB 7, 2025

 Sheriff No.
 24001212

 Court Case No.
 2023-7211

vs RANDY P. STORY, ADMINISTRATOR OF THE ESTATE OF PATRICIA A. STORY A/K/A PATRICIA ANN STORY

DEPUTIES EDUCATION FUND	\$40.00		Principal Amt	\$16,962	2.13
LEVY ON EACH PARCEL	\$15.00		Interest	825	.84
POSTER & HANDBILL FOR EACH PARCEL PREPARE ADD FOR EACH PARCEL	\$15.00 \$15.00		Attorney Fees		
PROTHONOTARY	\$13.00 \$12.00		PRO	249	20
SERVING & POSTING - REAL PROPERTY	\$30.00		PRO	249	.29
COPIES OF COST SHEETS	\$30.00 \$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	18,037	<b>'</b> .26
TAX SEARCH - TREASURER	\$10.00		Poundage 339.24		
ADVERTISING - OBSERVER	\$283.91		Sheriff Cost	1,291.6	2
REAL ESTATE CONTINUED SALES	\$80.00				
COPIES OF WRIT	\$18.00		Sheriff Cost & Taxes & Lien		
POUNDAGE	\$339.24		Poundage		
SALE AUCTION FEE	\$250.00				
MILEAGE	\$94.47				
Total: \$1,291.62			Total 1 <sup>st</sup> Column	\$1,291.6	52
			TAXES THIRD PARTY PURHCASER: RI TAX OF 2% (2.5% PETERS TO		
Liens			FAIR MARKET VALUE:		
		-			
			Total Taxes and Liens		
			Grand Total	19,328	88
	1	J			

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

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

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

**CITIZENS BANK, N.A.** 

vs SANDRA GABAUER

\$40.00 \$15.00 \$15.00 \$15.00		Principal Amt Interest	\$6,360	
\$15.00		Interest	132	
	L		152	2.08
		Attorney Fees		
\$12.00		PRO	272	2.62
\$30.00		PRO	272	2.62
	-			
-				
		SATISFACTION	6,764	.86
\$10.00	Ì	Poundage 127.20		
\$224.63	·	Sheriff Cost	882.0	7
\$6.00				
\$127.20		Sheriff Cost & Taxes & Lien		
\$250.00		Poundage		
\$48.24				
		Total 1 <sup>st</sup> Column	\$882.0	)7
		THIRD PARTY PURHCASER: RE		
		FAIR MARKET VALUE:		
	•			
		Total Taxes and Liens		
		Grand Total	7,646	93
	\$4.00 \$10.00 \$30.00 \$25.00 \$15.00 \$5.00 \$10.00 \$224.63 \$6.00 \$127.20 \$250.00	\$4.00 \$10.00 \$30.00 \$25.00 \$15.00 \$5.00 \$10.00 \$224.63 \$6.00 \$127.20 \$250.00	\$4.00         \$10.00         \$30.00         \$25.00         \$15.00         \$5.00         \$10.00         Poundage         127.20         224.63         \$6.00         127.20         Sheriff Cost         250.00         Poundage         \$48.24         Total 1 <sup>st</sup> Column         TAXES         THIRD PARTY PURHCASER: RE         TAX OF 2% (2.5% PETERS TOV         FAIR MARKET VALUE:         Image:         Image: <td>\$4.00         \$10.00         \$30.00         \$25.00         \$15.00         \$5.00         \$5.00         \$5.00         \$6.00         224.63         Sheriff Cost         \$6.00         224.63         Sheriff Cost         \$6.00         127.20         Sheriff Cost &amp; Taxes &amp; Lien         250.00         \$48.24         Total 1<sup>st</sup> Column         \$882.0         TAXES         THIRD PARTY PURHCASER: REAL ESTATE TRA         TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.         FAIR MARKET VALUE:        </td>	\$4.00         \$10.00         \$30.00         \$25.00         \$15.00         \$5.00         \$5.00         \$5.00         \$6.00         224.63         Sheriff Cost         \$6.00         224.63         Sheriff Cost         \$6.00         127.20         Sheriff Cost & Taxes & Lien         250.00         \$48.24         Total 1 <sup>st</sup> Column         \$882.0         TAXES         THIRD PARTY PURHCASER: REAL ESTATE TRA         TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.         FAIR MARKET VALUE:

#### Attorney: STERN & EISENBERG PC

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

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

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

# FURMANEK

DEPUTIES EDUCATION FUND	\$60.00		Principal Amt	\$98,947	7.06
LEVY ON EACH PARCEL	\$15.00		Interest	3,223	.20
POSTER & HANDBILL FOR EACH PARCEL	\$15.00		Attorney Fees	,	
PREPARE ADD FOR EACH PARCEL	\$15.00				
PROTHONOTARY	\$12.00		PRO	312	.57
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		SATISFACTION	102,482	.83
TAX SEARCH - TREASURER	\$10.00		Poundage 1,978.94		
ADVERTISING - OBSERVER	\$284.18		Sheriff Cost	6,396.0	5
POUNDAGE	\$1 <i>,</i> 978.94				
SALE AUCTION FEE	\$250.00		Sheriff Cost & Taxes & Lien	-	
POSTAGE	\$8.00		Poundage		
PA INCOME TAX LIEN	\$3,571.72				
MILEAGE	\$42.21				
Total: \$6,396.05			Total 1 <sup>st</sup> Column	\$6,396.0	)5
			TAXES THIRD PARTY PURHCASER: RE TAX OF 2% (2.5% PETERS TO		
Liens			FAIR MARKET VALUE:		
		-			
		-	Total Taxes and Liens		
		1	Grand Total	108,878	88
	I	1			

### Attorney: PEACOCK KELLER LLP

Date:	
Sheriff No.	
Court Case No.	

FEB 7, 2025 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	7.28
LEVY ON EACH PARCEL	\$15.00	Interest	166	5.63
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees		
PREPARE ADD FOR EACH PARCEL	\$15.00	-		
PROTHONOTARY	\$12.00	PRO	N,	/A
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	22,383	.91
TAX SEARCH - TREASURER	\$10.00	Poundage 444.35		
ADVERTISING - OBSERVER	\$224.63	Sheriff Cost	1,165.0	)4
POUNDAGE	\$444.35	Sheriff Cost & Taxes & Lien		
SALE AUCTION FEE	\$250.00			
POSTAGE	\$8.00	Poundage		
MILEAGE	\$12.06			
Total: \$1,165.04		Total 1 <sup>st</sup> Column	\$1,165.0	)4
		TAXE THIRD PARTY PURHCASER: F TAX OF 2% (2.5% PETERS T	REAL ESTATE TRA	
Liens		FAIR MARKET VALUE:		
		Total Taxes and Liens		
		Grand Total	23,548	95
	·			

Attorney: PURCELL KRUG & HALLER

Date:	
Sheriff No.	
Court Case No.	

FEB 7, 2025 24003556 2024-624

### Prop Location: 690 PENN AVENUE WASHINGTON, PA 15301

### PENNSYLVANIA HOUSING FINANCE AGENCY

vs ARMAND BENNER AND KELLI BENNER F/K/A KELLI COGAR

DEPUTIES EDUCATION FUND	\$60.00		Principal Amt	\$69,987	7.36
LEVY ON EACH PARCEL	\$15.00		Interest	N/A	
POSTER & HANDBILL FOR EACH PARCEL	\$15.00			,	-
PREPARE ADD FOR EACH PARCEL	\$15.00		Attorney Fees		
PROTHONOTARY	\$12.00		PRO	408	.06
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		SATISFACTION	70,395	.42
TAX SEARCH - TREASURER	\$10.00		Poundage 1,399.75		
ADVERTISING - OBSERVER	\$248.45		Sheriff Cost	2,183.	29
COPY OF WRIT	\$6.00		Sheriff Cost & Taxes & Lien		
POUNDAGE	\$1,399.75			_	
SALE AUCTION FEE	\$250.00		Poundage		
MILEAGE	\$18.09				
Total: \$2,183.29			Total 1 <sup>st</sup> Column	\$2,183.2	9
			THIRD PARTY PURHCASER: R TAX OF 2% (2.5% PETERS TO		
				500105111701 (1.	101.0.)
Liens			FAIR MARKET VALUE:		
			Total Taxes and Liens		
			Grand Total	72,578	71
		I			

#### Attorney: PEACOCK KELLER LLP

Date:	
Sheriff No.	
Court Case No.	

FEB 7, 2025 24002830 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)

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$89,701	1.85
LEVY ON EACH PARCEL	\$15.00	Interest	1,752	2.48
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	, -	-
PREPARE ADD FOR EACH PARCEL	\$15.00	Attorney rees		
PROTHONOTARY	\$12.00	PRO	236	.59
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	SATISFACTION	91,690	).92
TAX SEARCH - TREASURER	\$10.00	Poundage 1,794.04		
ADVERTISING - OBSERVER	\$434.15	Sheriff Cost	4,368.5	51
REAL ESTATE CONTINUED SALE	\$20.00	Sheriff Cost & Taxes & Lien		
POUNDAGE	\$1,794.04			
SALE AUCTION FEE	\$250.00	Poundage		
POSTAGE	\$4.00			
PRIVATE JUDGEMENT - LASHHORN	\$1,604.14			
MILEAGE	\$30.15			
Total: \$4,368.51		Total 1 <sup>st</sup> Column	\$4,368.5	51
		TAXE THIRD PARTY PURHCASER: TAX OF 2% (2.5% PETERS T	REAL ESTATE TRA	
Liens		FAIR MARKET VALUE:		
		Total Taxes and Liens		
		Grand Total	96,059	43

Attorney: STERN & EISENBERG PC

Date:	
Sheriff No.	
Court Case No.	

FEB 7, 2025 24002187 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

		Trust, ET AL		
DEPUTIES EDUCATION FUND	\$20.00	Principal Amt	\$62,394	.02
LEVY ON EACH PARCEL	\$15.00	Interest	1,440	.00
POSTER & HANDBILL FOR EACH PARCEL	\$15.00		2,110	
PREPARE ADD FOR EACH PARCEL	\$15.00	Attorney Fees		
PROTHONOTARY	\$12.00	PRO	293.	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 & RET	\$15.00			
TAX SEARCH - CLAIM	\$5.00	SATISFACTION	64,127.5	58
TAX SEARCH - TREASURER	\$10.00	Poundage 1,247.88		
ADVERTISING - OBSERVER	\$363.20	Sheriff Cost	4,348.1	8
REAL ESTATE CONTINUED SALES	\$40.00			
POUNDAGE	\$1,247.88	Sheriff Cost & Taxes & Lien		
SALE AUCTION FEE	\$250.00	Poundage		
POSTAGE	\$4.00			
WASHINGTON CITY SOLID WASTE	\$2 <i>,</i> 246.07			
MILEAGE	\$6.03			
Total: \$4,348.18		Total 1 <sup>st</sup> Column	\$4,348.1	.8
		TAXES THIRD PARTY PURHCASER: R		NISEER
		TAX OF 2% (2.5% PETERS TO		
Liens		FAIR MARKET VALUE:		
		Total Taxes and Liens		
		Grand Total	68,475	76

### 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

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$144,717	7.99
LEVY ON EACH PARCEL	\$15.00	Interest	9,60	5.33
POSTER & HANDBILL FOR EACH PARCEL			0,000	
PREPARE ADD FOR EACH PARCEL	\$15.00	Attorney Fees		
PROTHONOTARY	\$12.00	PRO	N/	A
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	SATISFACTION	154,323	3.3
TAX SEARCH - TREASURER	\$10.00	Poundage 2,894.36		
ADVERTISING - OBSERVER	\$236.54	Sheriff Cost	10,250.	38
POUNDAGE	\$2,894.36			
SALE AUCTION FEE	\$250.00	Sheriff Cost & Taxes & Lien	1	
POSTAGE	\$4.00	Poundage		
TAX CLAIM - WASHINGTON COUNTY	\$4,515.59			
PETERS TWP TRASH	\$2,079.67			
MILEAGE	\$44.22			
Total: \$10,250.38		Total 1 <sup>st</sup> Column	\$10,250.3	88
		TA> THIRD PARTY PURHCASER	-	NS
		TAX OF 2% (2.5% PETERS	TOWNSHIP) OF (F.	M.
Liens		FAIR MARKET VALUE:		
		Total Taxes and Liens		
		Grand Total	164,573	7

#### Attorney: GREENLEE DERRICO POSA, LLC

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

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

# SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA

SLOVENIAN SAVINGS AND LOAN ASSOCIATION vs MARK CALGARO AND ELEANOR R. CALGARO

\$15.00 \$15.00	_	Interest	1,310	1 60
			1,010	J.00
		Attorney Fees	·	
\$15.00		•		
\$12.00		PRO	280	).28
	_			
-				
	-		200.12/	
			308,134	1.05
		<b>.</b>		0
		Sheriff Cost	7,292.4	8
	-	Sheriff Cost & Taxes & Lier	1	
	-	Poundage		
		roundage		
JJ4.17	-	Total 1 <sup>st</sup> Column	<u>\$7 292 4</u>	18
	-			
			-	NSEER
	_	FAIR MARKET VALUE:		
	-			
	F			
		Total Taxes and Liens		
		Grand Total	315,426	53
	\$45.00 \$4.00 \$30.00 \$25.00 \$15.00 \$15.00 \$260.36 \$6.00 \$4.00 \$346.09 \$34.17	\$4.00 \$10.00 \$30.00 \$25.00 \$15.00 \$10.00 \$260.36 \$6.00 \$6,130.86 \$250.00 \$4.00 \$346.09	\$4.00         \$10.00         \$30.00         \$25.00         \$15.00         \$5.00         \$10.00         \$25.00         \$10.00         \$25.00         \$10.00         \$25.00         \$10.00         \$25.00         \$260.36         \$260.36         \$260.36         \$260.36         \$260.36         \$250.00         Poundage         \$4.00         \$34.17         Total 1 <sup>st</sup> Column         TAX         THIRD PARTY PURHCASER         TAX OF 2% (2.5% PETERS)         FAIR MARKET VALUE:         FAIR MARKET VALUE:         Total Taxes and Liens	\$4.00       \$10.00         \$30.00       \$25.00         \$15.00       \$ATISFACTION         \$500       \$ATISFACTION         \$500       \$ATISFACTION         \$25.00       \$ATISFACTION         \$25.00       \$ATISFACTION         \$260.36       \$heriff Cost         \$260.36       \$heriff Cost         \$250.00       \$heriff Cost & Taxes & Lien         \$250.00       \$heriff Cost & Taxes & Lien         \$4.00       \$heriff Cost & Taxes & Lien         \$346.09       \$34.17         Total 1 <sup>st</sup> Column       \$7,292.4         TAXES       THIRD PARTY PURHCASER: REAL ESTATE TRA         TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.         FAIR MARKET VALUE:         FAIR MARKET VALUE:         Total Taxes and Liens

#### Attorney: GREENLEE DERRICO POSA, LLC

Date: Sheriff No. Court Case No. FEB 7, 2025 24003405 2024-1910

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

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

DEPUTIES EDUCATION FUND	\$60.00	Principa	al Amt	\$13,760	.23
LEVY ON EACH PARCEL	\$15.00	Interes			<b>'</b> .60
POSTER & HANDBILL FOR EACH PARCEL	\$15.00			57	.00
PREPARE ADD FOR EACH PARCEL	\$15.00	Attorne	ey Fees		
PROTHONOTARY	\$12.00	PRO		569	.89
SERVING & POSTING - REAL PROPERTY	\$45.00				
COPIES OF COST SHEETS	\$4.00				
COST OF SALE-REAL ESTATE	\$10.00				
DEED	\$30.00				
DISTRIBUTION SHEET PREPARATION	\$25.00				
REAL ESTATE RECEIVE, DOCKET & RETURN	-				
TAX SEARCH - CLAIM	\$5.00	SATISFA		14,387	'.72
TAX SEARCH - TREASURER	\$10.00	Pounda	age 275.20		
ADVERTISING - OBSERVER	\$260.36	Sheriff	Cost	1,582.8	0
COPY OF WRIT	\$6.00	Shoriff	Cost & Taxes & Lien		
POUNDAGE	\$275.20			_	
SALE AUCTION FEE	\$250.00	Pounda	ige		
MOUNT PLEASANT TOWNSHIP	\$499.42				
MILEAGE	\$30.82				
Total: \$1,582.80		Total 1 <sup>s</sup>	<sup>st</sup> Column	\$1,582.8	0
			TAXES PARTY PURHCASER: R DF 2% (2.5% PETERS TC	EAL ESTATE TRA	
Liens		FAIR M	ARKET VALUE:		
		Total Ta	axes and Liens		
		Grand 1	Total	15,970	52

### Attorney: RAS CITRON LLC

Date:	
Sheriff No.	
Court Case No.	

FEB 7, 2025 24003590 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

\$15.00 \$15.00 \$15.00 \$12.00 \$30.00	Interest Attorney Fees	660	).51
\$15.00 \$12.00	Attorney Fees		
\$12.00			
	000		
\$30.00	PRO	336	5.83
<i>400.00</i>			
\$4.00			
\$10.00			
		33,652	2.77
	Poundage 653.11		
	Sheriff Cost	1,744.3	0
	Shariff Cost & Taxos & Lion		
-	Poundage		
\$65.66			
			80
	THIRD PARTY PURHCASER:	REAL ESTATE TRA	
	FAIR MARKET VALUE:		1
	Grand Total	35,397	07
	\$10.00 \$30.00 \$25.00 \$15.00 \$5.00 \$10.00 \$224.63 \$18.00 \$653.11 \$250.00 \$306.90 \$65.66	\$30.00 \$25.00 \$15.00 \$5.00 \$10.00 \$224.63 \$18.00 \$653.11 \$250.00 \$653.11 \$250.00 \$65.66 Total 1 <sup>st</sup> Column TAXE THIRD PARTY PURHCASER: TAX OF 2% (2.5% PETERS T	\$30.00       \$30.00         \$25.00       \$15.00         \$5.00       \$ATISFACTION       33,652         \$10.00       \$Poundage       653.11         \$224.63       \$heriff Cost       1,744.3         \$18.00       \$heriff Cost & Taxes & Lien       \$250.00         \$653.11       \$heriff Cost & Taxes & Lien       \$250.00         \$90undage       \$1,744.3       \$1,744.3         \$250.00       \$Poundage       \$1,744.3         \$65.66       Total 1st Column       \$1,744.3         TAXES       THIRD PARTY PURHCASER: REAL ESTATE TRA       TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.         FAIR MARKET VALUE:

#### Attorney: MANLEY DEAS KOCHALSKI LLC

Date:	
Sheriff No.	
Court Case No.	

FEB 7, 2025 24003494 2024-2514

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

#### **HSBC BANK USA**

vs ERIC JAMES WALTERS, SR. AND LAURA JEAN WALTERS

DEPUTIES EDUCATION FUND	\$60.00		Principal Amt	\$44,563	8.51
LEVY ON EACH PARCEL	\$15.00		Interest	3,529	0.03
POSTER & HANDBILL FOR EACH PARCEL	\$15.00		Attorney Fees		
PREPARE ADD FOR EACH PARCEL	\$15.00				
PROTHONOTARY	\$12.00		PRO	N/.	A
SERVING & POSTING - REAL PROPERTY	\$45.00				
COPIES OF COST SHEETS	\$4.00				
COST OF SALE-REAL ESTATE	\$10.00				
DEED	\$30.00				
DISTRIBUTION SHEET PREPARATION	\$25.00				
REAL ESTATE RECEIVE, DOCKET & RETURN	\$15.00			40.002	
TAX SEARCH - CLAIM	\$5.00		SATISFACTION	48,092	.54
TAX SEARCH - TREASURER	\$10.00		Poundage 891.27	1 1 7 1 7 0	2
ADVERTISING - OBSERVER	\$236.54		Sheriff Cost	1,717.9	2
POUNDAGE	\$891.27		Sheriff Cost & Taxes & Lien		
SALE AUCTION FEE	\$250.00		Poundage	-	
MILEAGE	\$79.11				
Total: \$1,717.92			Total 1 <sup>st</sup> Column	\$1,717.9	)2
			TAXES		
			THIRD PARTY PURHCASER: RE		
			TAX OF 2% (2.5% PETERS TO	WNSHIP) OF (F.	M.V.)
Liens			FAIR MARKET VALUE:		
		-			
		_			
		1			
		-			
		-	Total Taylor and Liona		
			Total Taxes and Liens		
			Grand Total	49,810	46
		-1			

### Attorney: BROCK & SCOTT, PLLC

Date: Sheriff No. Court Case No. FEB 7, 2025 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	00
LEVY ON EACH PARCEL	\$40.00 \$15.00			
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Interest	6,817	.20
PREPARE ADD FOR EACH PARCEL	\$15.00	Attorney Fees		
PROTHONOTARY	\$12.00	PRO	ΔΔΔ	.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 & RET	\$15.00			
TAX SEARCH - CLAIM	\$5.00	SATISFACTION	280,073	.97
TAX SEARCH - TREASURER	\$10.00	Poundage 5,456.24		
ADVERTISING - OBSERVER	\$374.60	Sheriff Cost	6,376.7	4
REAL ESTATE EACH CONTINUED SALE	\$20.00			
POUNDAGE	\$5,456.24	Sheriff Cost & Taxes & Lie	en	
SALE AUCTION FEE	\$250.00	Poundage		
MILEAGE	\$49.90			
Total: \$6,376.74		Total 1 <sup>st</sup> Column	\$6,376.7	4
		Т	AXES	
		THIRD PARTY PURHCASE		
		TAX OF 2% (2.5% PETEF	RS TOWNSHIP) OF (F.	M.V.)
Liens		FAIR MARKET VALUE:		
<u> </u>				
<u> </u>				
		Total Taxes and Liens		
1		Grand Total	286,450	71

### Attorney: PARKER MCCAY P.A.

Date: Sheriff No. Court Case No.

#### FEB 7, 2025 24002382 2024-2822

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

**MEB LOAN TRUST VI** 

**RICHARD M. McPEEK** vs

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$84,565	.29
LEVY ON EACH PARCEL	\$30.00	Interest	2,475	11
POSTER & HANDBILL FOR EACH PARCEL	\$30.00		2,175	
PREPARE ADD FOR EACH PARCEL	\$30.00	Attorney Fees		
PROTHONOTARY	\$12.00	PRO	244	.59
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	SATISFACTION	87,284	.99
TAX SEARCH - TREASURER	\$10.00	Poundage 1,691.31		
ADVERTISING - OBSERVER	\$246.70	Sheriff Cost	2,648.5	3
REAL ESTATE CONTINUED SALE	\$20.00	Sheriff Cost & Taxes & Lien		
COPY OF WRIT	\$6.00		_	
POUNDAGE	\$1,691.31	Poundage		
SALE AUCTION FEE	\$250.00			
POSTAGE	\$8.00			
CANONSBURG BOROUGH TAX	\$101.25			
MILEAGE	\$54.27			
Total: \$2,648.53		Total 1 <sup>st</sup> Column	\$2,648.5	3
		TAXES THIRD PARTY PURHCASER: RE TAX OF 2% (2.5% PETERS TO		
Liens		FAIR MARKET VALUE:		
		Total Taxes and Liens		
		Grand Total	89,933	52

### 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

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$273,748	3.84
LEVY ON EACH PARCEL	\$30.00	Interest	8,734	87
POSTER & HANDBILL FOR EACH PARCEL	\$30.00		0,734	
PREPARE ADD FOR EACH PARCEL	\$30.00	Attorney Fees		
PROTHONOTARY	\$12.00	PRO	180	.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	SATISFACTION	282,663	.71
TAX SEARCH - TREASURER	\$10.00	Poundage 5,474	.97	
ADVERTISING - OBSERVER	\$248.45	Sheriff Cost	6,377.0	8
POUNDAGE	\$5,474.97			
SALE AUCTION FEE	\$250.00	Sheriff Cost & Taxes &	Lien	
MILEAGE	\$132.66	Poundage		
Total: \$6,377.08		Total 1 <sup>st</sup> Column	\$6,377.0	)8
			TAXES	
		THIRD PARTY PURHC	ASER: REAL ESTATE TRA	NSFER
		TAX OF 2% (2.5% PE	TERS TOWNSHIP) OF (F.	M.V.)
Liens		FAIR MARKET VALUE:		
		Total Taxes and Liens		
		Grand Total	289,040	79

### Attorney: BROCK & SCOTT, PLLC

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

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

WELLS FARGO BANK, N.A.

vs MICHAEL J. MCKINNEY

DEPUTIES EDUCATION FUND	\$40.00		Principal Amt	\$117,529	9.79
LEVY ON EACH PARCEL	\$15.00		Interest	2,12	
POSTER & HANDBILL FOR EACH PARCEL	\$15.00			2,12	5.20
PREPARE ADD FOR EACH PARCEL	\$15.00		Attorney Fees		
PROTHONOTARY	\$12.00		PRO	33	8.06
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		SATISFACTION	119,993	3.05
TAX SEARCH - TREASURER	\$10.00		Poundage 2,350.60		
ADVERTISING - OBSERVER	\$200.81		Sheriff Cost	4,788.5	4
POUNDAGE	\$2 <i>,</i> 350.60		Sheriff Cost & Taxes & Lien		
SALE AUCTION FEE	\$250.00				
WASHINGTON CITY SOLID WASTE	\$1 <i>,</i> 749.07		Poundage		
MILEAGE	\$12.06				
Total: \$4,788.54		-	Total 1 <sup>st</sup> Column	\$4,788.5	54
			TAXES		
			THIRD PARTY PURHCASER: R	-	-
			TAX OF 2% (2.5% PETERS TC	WNSHIP) OF (F.	M.V.)
Liens			FAIR MARKET VALUE:		
			Total Taxes and Liens		
			Grand Total	124,781	59
		-			

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

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

#### **NORTHWEST BANK**

vs COLLIN R. ANDERSON

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$33,544	.48
LEVY ON EACH PARCEL	\$15.00	Interest	2,630	22
POSTER & HANDBILL FOR EACH PARCEL	\$15.00		2,030	.52
PREPARE ADD FOR EACH PARCEL	\$15.00	Attorney Fees		
PROTHONOTARY	\$12.00	PRO	385	.38
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	SATISFACTION	36,560	.18
TAX SEARCH - TREASURER	\$10.00	Poundage 670.89		
ADVERTISING - OBSERVER	\$224.63	Sheriff Cost	14,986.1	4
COPIES OF WRIT	\$12.00	Sheriff Cost & Taxes & Lien		
POUNDAGE	\$670.89		_	
SALE AUCTION FEE	\$250.00	Poundage		
PA INCOME TAX LIEN	\$13,551.70			
MILEAGE	\$50.92			
Total: \$14,986.14		Total 1 <sup>st</sup> Column	\$14,986.1	4
		TAXES THIRD PARTY PURHCASER: RI TAX OF 2% (2.5% PETERS TO		
Liens		FAIR MARKET VALUE:		
		Total Taxes and Liens		
		Grand Total	51,546	32

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

#### Attorney: MANLEY DEAS KOCHALSKI LLC

Date:	
Sheriff No.	
Court Case No.	

FEB 7, 2025 24003491 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

DEPUTIES EDUCATION FUND	\$40.00		Principal Amt	\$79,933	3.82
LEVY ON EACH PARCEL	\$15.00		Interest	2,435	12
POSTER & HANDBILL FOR EACH PARCEL	\$15.00			2,433	
PREPARE ADD FOR EACH PARCEL	\$15.00		Attorney Fees		
PROTHONOTARY	\$12.00		PRO	N/	A
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		SATISFACTION	82,368	5.94
TAX SEARCH - TREASURER	\$10.00		Poundage 1,598.68		
ADVERTISING - OBSERVER	\$248.45		Sheriff Cost	2,363.9	)7
COPY OF WRIT	\$6.00		Sheriff Cost & Taxes & Lien		
POUNDAGE	\$1,598.68				
SALE AUCTION FEE	\$250.00		Poundage		
MILEAGE	\$34.84				
Total: \$2,363.97			Total 1 <sup>st</sup> Column	\$2,363.9	97
			TAXES THIRD PARTY PURHCASER: R TAX OF 2% (2.5% PETERS TO	REAL ESTATE TRA	
Liens			FAIR MARKET VALUE:		1
		-	Total Taxes and Liens		
			Grand Total	84,732	91
		J			

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY UPDATED 02/06/25

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

Sheriff No. Court Case No. FEB 7, 2025 24003473 2024-4132

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

**KIAVI FUNDING INC.** 

vs J AND P CAPITAL INC.

DEPUTIES EDUCATION FUND	\$40.00		Principal Amt	\$80,14	0.06
LEVY ON EACH PARCEL	\$40.00 \$15.00		· · ·		
POSTER & HANDBILL FOR EACH	\$15.00 \$15.00		Interest	8,293	1.03
POSTER & HANDBILL FOR EACH PARCEL PREPARE ADD FOR EACH	\$15.00 \$15.00		Attorney Fees		
PARCEL PROTHONOTARY	\$13.00 \$12.00		PRO	250	0.00
SERVING & POSTING - REAL PROPERTY	\$30.00		PRO	350	).83
COPIES OF COST SHEETS	\$30.00 \$4.00				
COST OF SALE-REAL ESTATE	\$4.00 \$10.00				
DEED	\$30.00				
DISTRIBUTION SHEET PREPARATION	\$25.00				
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00				
TAX SEARCH - CLAIM	\$5.00		SATISFACTION	88,782	1.92
TAX SEARCH - TREASURER	\$10.00		Poundage 1,602.80	,	
ADVERTISING - OBSERVER	\$236.54		Sheriff Cost	2,979.7	3
COPIES OF WRIT	\$12.00			,	
POUNDAGE	\$1,602.80		Sheriff Cost & Taxes & Lien		
SALE AUCTION FEE	\$250.00		Poundage	7	
TAX CLAIM - WASHINGTON COUNTY	\$619.56				
MILEAGE	\$32.83		Total 1 <sup>st</sup> Column	\$2,979.	73
Total: \$2,979.73		-	TAXES		
		-	THIRD PARTY PURHCASER: R	EAL ESTATE TRA	NSFER
			TAX OF 2% (2.5% PETERS TO	WNSHIP) OF (F	.M.V.)
Liens		-	FAIR MARKET VALUE:		
		-			
		1			
		-			
			Total Taxes and Liens		
		1	Grand Total	91,761	65
	·	-			

#### Attorney: RAS CITRON LLC

Date:	
Sheriff No.	
Court Case No.	

FEB 7, 2025 24003570 2024-4224

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

U.S. BANK NATIONAL ASSOCIATION, As Trustee, vs SUSAN E. GREENE, IN HER CAPACITY AS Successor In Interest to Bank of America, National Association, ET AL

# ADMINISTRATRIX OF THE ESTATE OF JAMES J. GREENE

DEPUTIES EDUCATION FUND	\$20.00		Principal Amt	\$63,772	2.03
LEVY ON EACH PARCEL	\$30.00		Interest	1,193	.58
POSTER & HANDBILL FOR EACH PARCEL	\$30.00		Attorney Fees	,	
PREPARE ADD FOR EACH PARCEL	\$30.00		Attorney rees		
PROTHONOTARY	\$12.00		PRO	235	.50
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		SATISFACTION	65,201	11
TAX SEARCH - TREASURER	\$10.00		Poundage 1,275.44		
ADVERTISING - OBSERVER	\$308.00		Sheriff Cost	3,493.2	21
COPIES OF WRIT	\$12.00		Chariff Cast 9 Tauga 9 Ling		
POUNDAGE	\$1,275.44		Sheriff Cost & Taxes & Lien	-	
SALE AUCTION FEE	\$250.00		Poundage		
TAX CLAIM - WASHINGTON COUNTY	\$1 <i>,</i> 405.74				
MILEAGE	\$6.03				
Total: \$3,493.21			Total 1 <sup>st</sup> Column	\$3,493.2	21
			TAXES		
			THIRD PARTY PURHCASER: RE		
			TAX OF 2% (2.5% PETERS TO	WNSHIP) OF (F.	M.V.)
Liens			FAIR MARKET VALUE:		
		-			
			Total Taxes and Liens		
			Grand Total	68,694	32
		J		-,	

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

Date: Sheriff No. Court Case No.

#### FEB 7, 2025 24003426 2024-4473

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

### LAKEVIEW LOAN SERVICING LLC

vs TRAVIS S. VANBREMEN

UTIES EDUCATION FUND	\$40.00		Principal Amt	\$71,787	7.04
Y ON EACH PARCEL	\$15.00		Interest		9.40
TER & HANDBILL FOR EACH PARCEL	\$15.00			/1:	9.40
PARE ADD FOR EACH PARCEL	\$15.00		Attorney Fees		
THONOTARY	\$12.00		PRO	287	7.76
VING & POSTING - REAL PROPERTY	\$30.00				
IES OF COST SHEETS	\$4.00				
T OF SALE-REAL ESTATE	\$10.00				
D	\$30.00				
RIBUTION SHEET PREPARATION	\$25.00				
L ESTATE RECEIVE, DOCKET & RET	\$15.00				
SEARCH - CLAIM	\$5.00		SATISFACTION	72,794	1.20
SEARCH - TREASURER	\$10.00		Poundage 1,435.74		
'ERTISING - OBSERVER	\$236.54		Sheriff Cost	2,318.5	0
IES OF WRIT	\$12.00		Sheriff Cost & Taxes & Lien		
INDAGE	\$1,435.74				
E AUCTION FEE	\$250.00		Poundage		
EAGE	\$158.22	-			
\$2,318.50			Total 1 <sup>st</sup> Column	\$2,318.5	50
			TAXES	5	
			THIRD PARTY PURHCASER: R		
			TAX OF 2% (2.5% PETERS TO	OWNSHIP) OF (F.	M.V.)
Liens			FAIR MARKET VALUE:		
		-			
			Total Taxes and Liens		
			Grand Total	75,112	70
					75,112

#### Attorney: HILL WALLACK LLP

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

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

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$104,608	8.97
LEVY ON EACH PARCEL	\$15.00	Interest	1,333	3.00
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	,	
PREPARE ADD FOR EACH PARCEL	\$15.00			
PROTHONOTARY	\$12.00	PRO	231	53
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	SATISFACTION	106,173	3.50
TAX SEARCH - TREASURER	\$10.00	Poundage 2,092.18		
ADVERTISING - OBSERVER	\$224.63	Sheriff Cost	2,838.9	6
COPIES OF WRIT	\$12.00			
POUNDAGE	\$2,092.18	Sheriff Cost & Taxes & Lien		
SALE AUCTION FEE	\$250.00	Poundage		
POSTAGE	\$4.00			
MILEAGE	\$30.15			
Total: \$2,838.96		Total 1 <sup>st</sup> Column	\$2,838.9	6
		TAXE THIRD PARTY PURHCASER: 1 TAX OF 2% (2.5% PETERS T	REAL ESTATE TRA	
Liens		FAIR MARKET VALUE:		
		Total Taxes and Liens		
		Grand Total	109,012	

 Date:
 FEB 7, 2025

 Sheriff No.
 24003454

 Court Case No.
 2024-4503

#### Attorney: GREENLEE DERRICO POSA, LLC

Date: Sheriff No. Court Case No. February 7, 2025 24003394 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

DEPUTIES EDUCATION FUND	\$60.00		Principal Amt	\$61,395	5.56
LEVY ON EACH PARCEL	\$15.00		Interest	7,494	
POSTER & HANDBILL FOR EACH PARCEL	\$15.00			7,494	+.00
PREPARE ADD FOR EACH PARCEL	\$15.00		Attorney Fees		
PROTHONOTARY	\$12.00		PRO	348	.73
SERVING & POSTING - REAL PROPERTY	\$45.00		FEES	6,668	3.22
COPIES OF COST SHEETS	\$4.00			0,000	
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		SATISFACTION	75,907	.39
TAX SEARCH - TREASURER	\$10.00		Poundage 1,227.91		
ADVERTISING - OBSERVER	\$284.18		Sheriff Cost	3,618.6	8
COPY OF WRIT	\$6.00		Sheriff Cost & Taxes & Lien		
POUNDAGE	\$1,227.91			_	
SALE AUCTION FEE	\$250.00		Poundage		
POSTAGE	\$4.00				
PIGEON CREEK SANITARY AUTHORITY	\$1,515.24				
MILEAGE	\$70.35				
Total: \$3,618.68			Total 1 <sup>st</sup> Column	\$3,618.6	58
			TAXES THIRD PARTY PURHCASER: RE TAX OF 2% (2.5% PETERS TO		
Liens			FAIR MARKET VALUE:		-
		1			
			Total Taxes and Liens		
			Grand Total	79,526	07
L	I	J			

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY UPDATED 02/06/25

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

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

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

### PENNSYLVANIA STATE EMPLOYEES CREDIT UNION

vs ANDREW M. GAGGIN AND MARK W. GAGGIN

DEPUTIES EDUCATION FUND	\$40.00		Principal Amt	\$76,968	8.55	
LEVY ON EACH PARCEL	\$15.00		Interest	N//	4	
POSTER & HANDBILL FOR EACH PARCEL	\$15.00			,.	<u> </u>	
PREPARE ADD FOR EACH PARCEL	\$15.00		Attorney Fees			
PROTHONOTARY	\$12.00		PRO	263	8.95	
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		SATISFACTION	77,23	2.50	
TAX SEARCH - TREASURER	\$10.00		Poundage 1,539.37			
ADVERTISING - OBSERVER	\$236.54		Sheriff Cost	10,792.9	92	
POUNDAGE	\$1,539.37		Sheriff Cost & Taxes & Lien			
SALE AUCTION FEE	\$250.00			_		
POSTAGE	\$8.00		Poundage			
TAX CLAIM - WASHINGTON COUNTY	\$7,718.79					
MOUNT PLEASANT TOWNSHIP	\$775.36					
MILEAGE	\$38.86					
Total: \$10,792.92			Total 1 <sup>st</sup> Column	\$10,792	.92	
			TAXES			
			THIRD PARTY PURHCASER: REAL ESTATE TRANSFER			
			TAX OF 2% (2.5% PETERS TO	WNSHIP) OF (F	.M.V.)	
Liens	Liens		FAIR MARKET VALUE:			
			Total Taxes and Liens			
			Grand Total	88,025	42	
	·	•				

### Attorney: RAS CITRON LLC

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

### CROSSCOUNTRY MORTGAGE, LLC

vs ALI R. HAJASSDOLAH

Date:

Sheriff No.

Court Case No.

FEB 7, 2025

24003592

2024-5061

DEPUTIES EDUCATION FUND	\$20.00	Principal Amt	\$308,406	5.94
LEVY ON EACH PARCEL	\$15.00	Interest	4,309	50
POSTER & HANDBILL FOR EACH PARCEL	\$15.00		ч,503	
PREPARE ADD FOR EACH PARCEL	\$15.00	Attorney Fees		
PROTHONOTARY	\$12.00	PRO	186	5.00
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	SATISFACTION	312,902	.44
TAX SEARCH - TREASURER	\$10.00	Poundage 6,16	58.14	
ADVERTISING - OBSERVER	\$200.81	Sheriff Cost	7,531.7	1
COPIES OF WRIT	\$12.00	Sheriff Cost & Taxes &	Lion	
POUNDAGE	\$6,168.14		Lien	
SALE AUCTION FEE	\$250.00	Poundage		
PETERS TWP TRASH	\$687.65			
MILEAGE	\$22.11			
Total: \$7,531.71		Total 1 <sup>st</sup> Column	\$7,531.7	'1
			TAXES ASER: REAL ESTATE TRA TERS TOWNSHIP) OF (F.	
Liens	I	FAIR MARKET VALUE:		
		Total Taxes and Liens		
		Grand Total	320,434	15

#### 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

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$272,033	8.97
LEVY ON EACH PARCEL	\$15.00	Interest	7,276	00
POSTER & HANDBILL FOR EACH PARCEL	\$15.00		,,270	
PREPARE ADD FOR EACH PARCEL	\$15.00	Attorney Fees		
PROTHONOTARY	\$12.00	PRO	N/A	۱
SERVING & POSTING - REAL PROPERTY	\$30.00	FEES	11,553	33
COPIES OF COST SHEETS	\$4.00		11,555	.55
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	SATISFACTION	290,863	.30
TAX SEARCH - TREASURER	\$10.00	Poundage 5,440.6	68	
ADVERTISING - OBSERVER	\$236.54	Sheriff Cost	6,194.0	0
COPIES OF WRIT	\$18.00			
POUNDAGE	\$5,440.68	Sheriff Cost & Taxes & Lie	en	
SALE AUCTION FEE	\$250.00	Poundage		
MILEAGE	\$22.78			
Total: \$6,194.00		Total 1 <sup>st</sup> Column	\$6,194.0	0
		T	AXES	
		THIRD PARTY PURHCASER: REAL ESTATE TRANS TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M		
Liens		FAIR MARKET VALUE:		
		Total Taxes and Liens		
		Grand Total	297,057	30

Attorney: KML LAW GROUP, P.C.

Date:	
Sheriff No.	
Court Case No.	

FEB 7, 2025 24003314 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

DEPUTIES EDUCATION FUND	\$40.00		Principal Amt	\$96,941	L.09
LEVY ON EACH PARCEL	\$15.00		Interest		).88
POSTER & HANDBILL FOR EACH PARCEL	\$15.00			740	
PREPARE ADD FOR EACH PARCEL	\$15.00		Attorney Fees		
PROTHONOTARY	\$12.00		PRO	250	.62
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		SATISFACTION	97,932	.59
TAX SEARCH - TREASURER	\$10.00		Poundage 1,938.82		
ADVERTISING - OBSERVER	\$260.36		Sheriff Cost	2,731.42	
POUNDAGE	\$1,938.82		Sheriff Cost & Taxes & Lien		
SALE AUCTION FEE	\$250.00			_	
POSTAGE	\$8.00		Poundage		
MILEAGE	\$48.24	-		<u> </u>	
Total: \$2,731.42		-	Total 1 <sup>st</sup> Column	\$2,731.4	12
			TAXES THIRD PARTY PURHCASER: REAL ESTATE TRANSFEF TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)		
Liens			FAIR MARKET VALUE:		
			Total Taxes and Liens		
			Grand Total	100,664	01