

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: PORTNOFF LAW ASSOCIATES, LTD

Date: **JUL 7, 2023**
 Sheriff No. **22001917**
 Court Case No. **2012-2923**

Prop Location: 1030 IDAHO STREET WASHINGTON, PA 15301

WASHINGTON SCHOOL DISTRICT

vs JOSH PASSIOTTI

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

Date: **JUL 7, 2023**
 Sheriff No. **23000947**
 Court Case No. **2012-5416**

Prop Location: **102 GOLDEN EAGLE DRIVE VENETIA, PA 15367**

DEUTSCHE BANK NATIONAL TRUST COMPANY, vs GARY M. FIEBER AND DREENA R. FIEBER
As Trustee For Long Beach Mortgage Loan Trust
2006-8

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Attorney: **TUCKER ARENSBERG, P.C.**

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 Court Case No. **2017-5544**

Prop Location: **1650 WASHINGTON ROAD WASHINGTON, PA 15301**

HERCULES PAINTING COMPANY, INC., MARIA SAVAKIS AND GEORGE SAVAKIS

vs STAVRO N. SEMANDERES, a/k/a STAVROS SEMANDERES and STAVROS N. SEMANDERES, ET AL

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **JUL 7, 2023**
 Sheriff No. **22002326**
 Court Case No. **2019-3904**

Prop Location: **417 WADDELL AVENUE DONORA, PA 15033**

U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL vs JUDITH A. KOVALCIK

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **GRELEN & BIRSIC, P.C.**

Date: **JUL 7, 2023**
 Sheriff No. **23000992**
 Court Case No. **2019-5596**

Prop Location: **458 FIRST STREET VESTABURG, PA 15368**

NORTHWEST BANK, f/k/a NORTHWEST SAVINGS BANK vs **GREGORY J. NOPWASKEY AND JENNA L. NOPWASKEY**

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **JUL 7, 2023**
 Sheriff No. **22002922**
 Court Case No. **2019-6670**

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

CALIBER HOME LOANS, INC.

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

<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 & 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;">\$291.20</td></tr> <tr><td>REAL ESTATE CONTINUED SALES</td><td style="text-align: right;">\$60.00</td></tr> <tr><td>OTHER/POUNDAGE</td><td style="text-align: right;">\$20.85</td></tr> <tr><td>CHARTIERS TWP SEWER FUND</td><td style="text-align: right;">\$186.36</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;">\$16.89</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$1,086.30</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	\$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 & RETURN	\$15.00	TAX SEARCH - CLAIM	\$5.00	TAX SEARCH - TREASURER	\$10.00	ADVERTISING - OBSERVER	\$291.20	REAL ESTATE CONTINUED SALES	\$60.00	OTHER/POUNDAGE	\$20.85	CHARTIERS TWP SEWER FUND	\$186.36	SALE AUCTION FEE	\$250.00	MILEAGE	\$16.89	Total:	\$1,086.30	Liens																		<table style="width: 100%; border-collapse: collapse;"> <tr><td>Principal Amt</td><td style="text-align: right;">\$347,241.69</td></tr> <tr><td>Interest</td><td style="text-align: right;">70,113.03</td></tr> <tr><td>Attorney Fees</td><td> </td></tr> <tr><td>PRO</td><td style="text-align: right;">827.82</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>SATISFACTION</td><td style="text-align: right;">418,182.54</td></tr> <tr><td>Poundage 20.85</td><td rowspan="2" style="text-align: right;">1,086.30</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;">\$1,086.30</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;">419,268 84</td></tr> <tr><td> </td><td> </td></tr> </table>	Principal Amt	\$347,241.69	Interest	70,113.03	Attorney Fees		PRO	827.82					SATISFACTION	418,182.54	Poundage 20.85	1,086.30	Sheriff Cost	Sheriff Cost & Taxes & Lien		Poundage		Total 1st Column	\$1,086.30	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	419,268 84		
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **JUL 7, 2023**
 Sheriff No. **22003158**
 Court Case No. **2019-6824**

Prop Location: **49 WOODSIDE DRIVE WASHINGTON, PA 15301**

FREEDOM MORTGAGE CORPORATION

**vs ALAN J. ROGERS A/K/A ALAN ROGERS AND
 MELISSA D. ROGERS**

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BUCHANAN INGERSOLL & ROONEY PC**

Date: **JUL 7, 2023**

Sheriff No. **23001098**

Court Case No. **2020-2071**

Prop Location: **1530 HILLCREST AVENUE WASHINGTON, PA 15301**

NORTHWEST BANK

vs FIRST LOVE CHRISTIAN ACADEMY INC.

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt		\$508,725.70
LEVY ON EACH PARCEL	\$15.00	Interest		76,758.50
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees		
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO		450.06
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 & RETN	\$15.00			
TAX SEARCH - CLAIM	\$5.00	SATISFACTION		585,934.26
TAX SEARCH - TREASURER	\$10.00	Poundage	648.83	
ADVERTISING - OBSERVER	\$252.06	Sheriff Cost		33,096.09
REAL ESTATE CONTINUED SALE	\$20.00	Sheriff Cost & Taxes & Lien		
SALE AUCTION FEE	\$250.00	Poundage		
COPIES OF WRIT	\$12.00			
WASH-E WASH JT AUTH	\$276.47			
COMM OF PA-INCOME TAX	\$4,048.15			
OTHER/POUNDAGE	\$648.83			
MILEAGE	\$5.90			
MJ-27305-CV-0000307-2019	\$2603.25			
Dept of Labor Wage Complaints	\$24,753.43			
Total:	\$33,096.09	Total 1st Column		\$33,096.09
		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	619,030	35

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **GRENN & BIRSIC, P.C.**

Date: **JUL 7, 2023**
 Sheriff No. **22001607**
 Court Case No. **2020-7507**

Prop Location: **160 HUFFMAN ROAD FREDERICKTOWN, PA 15333**

**KEYBANK, N.A., SUCCESSOR BY MERGER TO
 FIRST NIAGARA BANK, N.A.**

**vs VALLEY NATIONAL SECURITY SERVICE, LLC and
 THE UNITED STATES OF AMERICA**

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **GRENN & BIRSIC, P.C.**

Date: **JUL 7, 2023**
 Sheriff No. **22001608**
 Court Case No. **2020-7510**

Prop Location: **160 HUFFMAN ROAD FREDERICKTOWN, PA 15333**

**KEYBANK, N.A., SUCCESSOR BY MERGER TO
 FIRST NIAGARA BANK, N.A.**

**vs VALLEY NATIONAL SECURITY SERVICE, LLC AND
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Attorney: **PARKER MCCAY P.A.**

Date: **JUL 7, 2023**
 Sheriff No. **23000956**
 Court Case No. **2022-377**

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

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

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JUL 7, 2023**
 Sheriff No. **23000435**
 Court Case No. **2022-1241**

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

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

vs SHELLY MARIE CRAMER

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **GREENLEE DERRICO POSA, LLC**

Date: **JUL 7, 2023**
 Sheriff No. **23000304**
 Court Case No. **2022-2293**

Prop Location: **1130 SYCAMORE STREET WASHINGTON, PA 15301**

SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA vs **MINDY M. BATES AND WILLIAM GALLO**

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ADVERTISING - OBSERVER	\$203.31																																																																																																														
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COPY OF WRIT	\$6.00																																																																																																														
OTHER/POUNDAGE	\$24.94																																																																																																														
WASHINGTON CITY SOLID WASTE	\$243.00																																																																																																														
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **JUL 7, 2023**
 Sheriff No. **22003154**
 Court Case No. **2022-2712**

Prop Location: **421 WEST COLLEGE STREET CANONSBURG, PA 15317**

WILMINGTON SAVINGS FUND SOCIETY, FSB, as trustee of Stanwich Mortgage Loan Trust M vs **ALLISON C. COLE**

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JUL 7, 2023**

Sheriff No. **23000948**

Court Case No. **2022-2871**

Prop Location: **169 BARNEYS RUN ROAD FREDERICKTOWN, PA 15333**

FREEDOM MORTGAGE CORPORATION

vs MICHAEL GLEMZUA AND SANDARA L. GLEMZUA

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JUL 7, 2023**
 Sheriff No. **23000961**
 Court Case No. **2022-2947**

Prop Location: **914 MEADOW AVENUE CHARLEROI, PA 15022**

**THE BANK OF NEW YORK MELLON F/K/A THE
 BANK OF NEW YORK, ET AL**

vs JEFFREY A. SHEPLER AND JAIME L. SHEPLER

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **HILL WALLACK LLP**

Date: **JUL 7, 2023**
 Sheriff No. **23000545**
 Court Case No. **2022-4552**

Prop Location:

PLANET HOME LENDING, LLC

vs JOSHUA SCOTT WRIGHT

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **JUL 7, 2023**
 Sheriff No. **22003170**
 Court Case No. **2022-4778**

Prop Location: **156 FISHER AVENUE MONONGAHELA, PA 15063**

LAKEVIEW LOAN SERVICING LLC

vs MICHAEL TOKAR AND OLIVIA TOKAR

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JUL 7, 2023**
 Sheriff No. **23000436**
 Court Case No. **2022-5585**

Prop Location: **151 IOLA AVENUE WASHINGTON, PA 15301**

**ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, vs J. CAMERON CARMICHAEL
 LLC f/k/a QUICKEN LOANS INC.**

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **JUL 7, 2023**
 Sheriff No. **23000161**
 Court Case No. **2022-6661**

Prop Location: **672 ATLASBURG ROAD BURGETTSTOWN, PA 15021**

U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL vs JAMES R. KASTE AND LORRAINE M. KASTE

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JUL 7, 2023**
 Sheriff No. **23000384**
 Court Case No. **2022-7128**

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

PENNYMAC LOAN SERVICES, LLC

vs DENNIS E. JENKINS AND KIMBERLY S. JENKINS

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JUL 7, 2023**
 Sheriff No. **23001091**
 Court Case No. **2022-7650**

Prop Location: **545 PARK AVENUE MONONGAHELA, PA 15063**

**WILMINGTON SAVINGS FUND SOCIETY, FSB,
 d/b/a Christiana Trust as Trustee for PNPMS
 Trust III**

**vs UNKNOWN HEIRS, Devisees, and/or Personal
 Representatives of ANN JORDAN, DECEASED,
 ET AL**

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **PURCELL KRUG & HALLER**

Date: **JUL 7, 2023**
 Sheriff No. **23000749**
 Court Case No. **2022-8409**

Prop Location: **51 CORT STREET WASHINGTON, PA 15301**

PENNSYLVANIA HOUSING FINANCE AGENCY **vs** **JEFFREY L. SCOTT**

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REAL ESTATE RECEIVE, DOCKET & RETN	\$15.00																																																																																																		
TAX SEARCH - CLAIM	\$5.00																																																																																																		
TAX SEARCH - TREASURER	\$10.00																																																																																																		
ADVERTISING - OBSERVER	\$226.11																																																																																																		
REAL ESTATE CONTINUED SALE	\$20.00																																																																																																		
COPIES OF WRIT	\$12.00																																																																																																		
OTHER/POUNDAGE	\$52.46																																																																																																		
SALE AUCTION FEE	\$250.00																																																																																																		
WASHINGTON CITY TAX	\$1,420.96																																																																																																		
WASHINGTON CITY SOLID WASTE	\$243.00																																																																																																		
WASHINGTON-E WASHINGTON JT AUTH	\$224.88																																																																																																		
MILEAGE	\$17.10																																																																																																		
Total:	\$2,693.11																																																																																																		
Liens																																																																																																			
Principal Amt	\$106,385.70																																																																																																		
Interest	N/A																																																																																																		
Attorney Fees																																																																																																			
PRO	330.00																																																																																																		
SATISFACTION	106,715.70																																																																																																		
Poundage 52.46	2,693.11																																																																																																		
Sheriff Cost																																																																																																			
Sheriff Cost & Taxes & Lien																																																																																																			
Poundage																																																																																																			
Total 1st Column	\$2,693.11																																																																																																		
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	109,408 81																																																																																																		