

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **FRIEDMAN VARTOLO LLP**

Date: **JUL 11, 2025**

Sheriff No. **23002596**

Court Case No. **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

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|-----------------------------------|------------|--|--------------|
| DEPUTIES EDUCATION FUND | \$60.00 | Principal Amt | \$138,586.89 |
| LEVY ON EACH PARCEL | \$15.00 | Interest | 20,820.92 |
| POSTER & HANDBILL FOR EACH PARCEL | \$15.00 | Attorney Fees | |
| PREPARE ADD FOR EACH PARCEL | \$15.00 | PRO | 1,317.85 |
| 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 | SATISFACTION | 160,725.66 |
| TAX SEARCH - TREASURER | \$10.00 | Poundage | 2,771.74 |
| ADVERTISING - OBSERVER | \$261.95 | Sheriff Cost | 4,048.07 |
| REAL ESTATE CONTINUED SALES | \$200.00 | Sheriff Cost & Taxes & Lien | |
| COPIES OF WRIT | \$18.00 | Poundage | |
| POUNDAGE | \$2,771.74 | | |
| SALE AUCTION FEE | \$250.00 | | |
| DEMO/REHAB FUND | \$250.00 | | |
| MILEAGE | \$35.38 | | |
| Total: | \$4,048.07 | Total 1 st Column | \$4,048.07 |
| | | TAXES | |
| | | THIRD PARTY PURHCASER: REAL ESTATE TRANSFER | |
| | | TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | |
| | | FAIR MARKET VALUE: | |
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| | | Total Taxes and Liens | |
| | | Grand Total | 164,773 73 |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **JUL 11, 2025**
 Sheriff No. **25001007**
 Court Case No. **2019-5507**

Prop Location: **735 ALLISON AVENUE WASHINGTON, PA 15301**

U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL vs TAMMY ZINK, In Her Capacity as Heir of NANCY J. LAWSON, ET AL

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|-----------------------------------|------------|--|--------------|
| DEPUTIES EDUCATION FUND | \$120.00 | Principal Amt | \$126,237.19 |
| LEVY ON EACH PARCEL | \$15.00 | Interest | 2,635.25 |
| POSTER & HANDBILL FOR EACH PARCEL | \$15.00 | Attorney Fees | |
| PREPARE ADD FOR EACH PARCEL | \$15.00 | PRO | 1,365.84 |
| PROTHONOTARY | \$12.00 | | |
| 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 & RET | \$15.00 | | |
| TAX SEARCH - CLAIM | \$5.00 | SATISFACTION | 130,238.28 |
| TAX SEARCH - TREASURER | \$10.00 | Poundage | 2,524.74 |
| ADVERTISING - OBSERVER | \$244.02 | Sheriff Cost | 6,252.48 |
| REAL ESTATE CONTINUED SALE | \$20.00 | Sheriff Cost & Taxes & Lien | |
| COPIES OF WRIT | \$24.00 | Poundage | |
| POUNDAGE | \$2,524.74 | | |
| SALE AUCTION FEE | \$250.00 | | |
| WASHINGTON-E WASHINGTON JT AUTH | \$376.61 | | |
| DEMO/REHAB FUND | \$250.00 | | |
| WASHINGTON CITY SOLID WASTE | \$1,926.46 | | |
| WASHINGTON-E WASHINGTON JT AUTH | \$223.08 | | |
| MILEAGE | \$47.57 | | |
| Total: | \$6,252.48 | Total 1 st Column | \$6,252.48 |
| | | TAXES | |
| | | THIRD PARTY PURCHASER: REAL ESTATE TRANSFER | |
| | | TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | |
| | | FAIR MARKET VALUE: | |
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| | | Total Taxes and Liens | |
| | | Grand Total | 136,490 76 |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: JUL 11, 2025
Sheriff No. 25001264
Court Case No. 2022-53

Prop Location: **112 MAWHINNEY ROAD CECIL, PA 15321**

U.S. BANK TRUST NATIONAL ASSOCIATION, not vs DENNIS J. WILLIAMS, ET AL
in its individual capacity but solely as owner
trustee for RCF 2 ACQUISITION TRUST

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|-----------------------------------|------------|
| 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 | \$270.52 |
| COPIES OF WRIT | \$12.00 |
| POUNDAGE | \$5,897.41 |
| SALE AUCTION FEE | \$250.00 |
| DEMO/REHAB FUND | \$250.00 |
| CECIL TWP MUN AUTHORITY | \$160.06 |
| POSTAGE | \$4.00 |
| MILEAGE | \$70.35 |
| Total: | \$7,140.34 |
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| Liens | |
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| Principal Amt | | \$294,870.41 |
| Interest | | 881.40 |
| Attorney Fees | | |
| PRO | | 846.19 |
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| SATISFACTION | | 296,598.00 |
| Poundage | 5,897.41 | 7,140.34 |
| Sheriff Cost | | |
| Sheriff Cost & Taxes & Lien | | |
| Poundage | | |
| Total 1 st Column | | \$7,140.34 |
| TAXES | | |
| THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | | |
| FAIR MARKET VALUE: | | |
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| Total Taxes and Liens | | |
| Grand Total | 303,738 | 34 |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **FRIEDMAN VARTOLO LLP**

Date: **JUL 11, 2025**

Sheriff No. **25000631**

Court Case No. **2022-5850**

Prop Location: **207 NORTH MAIN STREET HOUSTON, PA 15342**

**U.S. BANK TRUST NATIONAL ASSOCIATION, as
Trustee of the FW-BKPL Series I Trust**

**vs FREEDOM GREELY, as Heir of EMMA J. SMITH,
DECEASED, ET AL**

| | | | |
|-----------------------------------|------------|--|--------------|
| DEPUTIES EDUCATION FUND | \$100.00 | Principal Amt | \$117,534.11 |
| LEVY ON EACH PARCEL | \$15.00 | Interest | 6,079.42 |
| POSTER & HANDBILL FOR EACH PARCEL | \$15.00 | Attorney Fees | |
| PREPARE ADD FOR EACH PARCEL | \$15.00 | PRO | N/A |
| PROTHONOTARY | \$12.00 | | |
| 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 | SATISFACTION | 123,613.53 |
| TAX SEARCH - TREASURER | \$10.00 | Poundage | 2,350.68 |
| ADVERTISING - OBSERVER | \$297.20 | Sheriff Cost | 3,873.30 |
| REAL ESTATE CONTINUED SALE | \$20.00 | Sheriff Cost & Taxes & Lien | |
| COPIES OF WRIT | \$30.00 | Poundage | |
| DEPUTIZING | \$18.00 | | |
| POUNDAGE | \$2,350.68 | | |
| SALE AUCTION FEE | \$250.00 | | |
| CBG HOUSTON JT SEWER AUTH | \$235.30 | | |
| DEMO/REHAB FUND | \$250.00 | | |
| MILEAGE | \$91.12 | | |
| Total: | \$3,873.30 | Total 1 st Column | \$3,873.30 |
| | | TAXES | |
| | | THIRD PARTY PURHCASER: REAL ESTATE TRANSFER | |
| | | TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | |
| | | FAIR MARKET VALUE: | |
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| | | Total Taxes and Liens | |
| | | Grand Total | 127,486 83 |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **McCABE, WEISBERG & CONWAY**

Date: **JUL 11, 2025**

Sheriff No. **25000656**

Court Case No. **2023-1017**

Prop Location: **5038 UNION STREET FINLEYVILLE, PA 15332**

PENNYMAC LOAN SERVICES LLC

vs GARRETT SCHEERER

| | |
|-----------------------------------|------------|
| 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 | \$261.47 |
| REAL ESTATE CONTINUED SALES | \$40.00 |
| POUNDAGE | \$3,914.04 |
| SALE AUCTION FEE | \$250.00 |
| DEMO/REHAB FUND | \$250.00 |
| MILEAGE | \$144.72 |
| Total: | \$5,086.23 |
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| Liens | |
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| Principal Amt | \$195,702.11 |
| Interest | 23,258.91 |
| Attorney Fees | |
| PRO | N/A |
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| SATISFACTION | 218,961.02 |
| Poundage | 3,914.04 |
| Sheriff Cost | 5,086.23 |
| Sheriff Cost & Taxes & Lien | |
| Poundage | |
| Total 1 st Column | \$5,086.23 |
| TAXES THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | |
| FAIR MARKET VALUE: | |
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| Total Taxes and Liens | |
| Grand Total | 224,047 25 |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **JUL 11, 2025**

Sheriff No. **25001307**

Court Case No. **2023-1203**

Prop Location: **570 WEST MCMURRAY ROAD CANONSBURG, PA 15317**

U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL vs UNKNOWN HEIRS, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under DIANNE S. SCOTT, Deceased

| | | | |
|-----------------------------------|------------|--|-------------|
| DEPUTIES EDUCATION FUND | \$40.00 | Principal Amt | \$81,169.04 |
| LEVY ON EACH PARCEL | \$15.00 | Interest | 1,641.97 |
| POSTER & HANDBILL FOR EACH PARCEL | \$15.00 | Attorney Fees | |
| PREPARE ADD FOR EACH PARCEL | \$15.00 | PRO | 430.67 |
| 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 | SATISFACTION | 83,241.68 |
| TAX SEARCH - TREASURER | \$10.00 | Poundage | 1,623.38 |
| ADVERTISING - OBSERVER | \$282.43 | Sheriff Cost | 2,660.59 |
| COPY OF WRIT | \$6.00 | Sheriff Cost & Taxes & Lien | |
| POUNDAGE | \$1,623.38 | Poundage | |
| SALE AUCTION FEE | \$250.00 | | |
| DEMO/REHAB FUND | \$250.00 | | |
| MILEAGE | \$22.78 | | |
| Total: | \$2,660.59 | Total 1 st Column | \$2,660.59 |
| | | TAXES | |
| | | THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | |
| | | FAIR MARKET VALUE: | |
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| | | Total Taxes and Liens | |
| | | Grand Total | 85,902 27 |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **JUL 11, 2025**

Sheriff No. **25000315**

Court Case No. **2023-1616**

Prop Location: **490 GLENN STREET WASHINGTON, PA 15301**

ALLIED FIRST BANK, SB DBA SERVBANK

vs DENNIS MOSIER

| | | | |
|------------------------------------|------------|--|-------------|
| DEPUTIES EDUCATION FUND | \$40.00 | Principal Amt | \$71,028.26 |
| LEVY ON EACH PARCEL | \$15.00 | Interest | 6,869.70 |
| POSTER & HANDBILL FOR EACH PARCEL | \$15.00 | Attorney Fees | |
| PREPARE ADD FOR EACH PARCEL | \$15.00 | PRO | 792.30 |
| 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 | SATISFACTION | 78,690.26 |
| TAX SEARCH - TREASURER | \$10.00 | Poundage 1,420.57 | 4,357.26 |
| ADVERTISING - OBSERVER | \$332.93 | Sheriff Cost | |
| REAL ESTATE CONTINUED SALES | \$40.00 | Sheriff Cost & Taxes & Lien | |
| POUNDAGE | \$1,420.57 | Poundage | |
| SALE AUCTION FEE | \$250.00 | | |
| WASHINGTON CO TAX | \$173.13 | | |
| WASHINGTON CITY TAX | \$1,078.90 | | |
| WASHINGTON-E WASHINGTON JT AUTH | \$97.33 | | |
| DEMO/REHAB FUND | \$250.00 | | |
| WASHINGTON CITY SOLID WASTE - 2024 | \$126.34 | | |
| WASHINGTON CITY SOLID WASTE - 2025 | \$350.00 | | |
| MILEAGE | \$12.06 | | |
| Total: | \$4,357.26 | Total 1 st Column | \$4,357.26 |
| | | TAXES | |
| | | THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | |
| | | FAIR MARKET VALUE: | |
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| | | Total Taxes and Liens | |
| | | Grand Total | 83,047 52 |

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **JUL 11, 2025**

Sheriff No. **25001285**

Court Case No. **2023-3409**

Prop Location: **329 BARNARD ROAD FREDERICKTOWN, PA 15333**

**JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION**

**vs UNKNOWN HEIRS, Successors, Assigns and All
Persons, Firms or Associations Claiming Right,
Title or Interest from or under KYLE NEVLING,
Deceased, ET AL**

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|-----------------------------------|------------|---|--------------|
| DEPUTIES EDUCATION FUND | \$40.00 | Principal Amt | \$179,532.51 |
| LEVY ON EACH PARCEL | \$30.00 | Interest | 3,570.77 |
| POSTER & HANDBILL FOR EACH PARCEL | \$30.00 | Attorney Fees | |
| PREPARE ADD FOR EACH PARCEL | \$30.00 | PRO | 473.03 |
| 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 | SATISFACTION | 183,576.31 |
| TAX SEARCH - TREASURER | \$10.00 | Poundage 3,590.65 | 4,774.32 |
| ADVERTISING - OBSERVER | \$330.07 | Sheriff Cost | |
| COPIES OF WRIT | \$18.00 | Sheriff Cost & Taxes & Lien | |
| POUNDAGE | \$3,590.65 | Poundage | |
| SALE AUCTION FEE | \$250.00 | | |
| DEMO/REHAB FUND | \$250.00 | | |
| MILEAGE | \$64.60 | | |
| Total: | \$4,774.32 | Total 1 st Column | \$4,774.32 |
| | | TAXES | |
| | | THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | |
| | | FAIR MARKET VALUE: | |
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| | | Total Taxes and Liens | |
| | | Grand Total | 188,350 63 |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **JUL 11, 2025**

Sheriff No. **25001295**

Court Case No. **2023-6777**

Prop Location: **469 LYNN PORTAL ROAD WASHINGTON, PA 15301**

**FEDERAL HOME LOAN MORTGAGE
CORPORATION, ET AL**

**vs RICHARD A. CROWLEY AND GINGER L.
CROWLEY**

| | | | |
|-----------------------------------|-------------|--|--------------|
| DEPUTIES EDUCATION FUND | \$60.00 | Principal Amt | \$437,596.16 |
| LEVY ON EACH PARCEL | \$15.00 | Interest | 23,735.80 |
| POSTER & HANDBILL FOR EACH PARCEL | \$15.00 | Attorney Fees | |
| PREPARE ADD FOR EACH PARCEL | \$15.00 | PRO | 301.40 |
| 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 | SATISFACTION | 461,633.36 |
| TAX SEARCH - TREASURER | \$10.00 | Poundage | 8,751.92 |
| ADVERTISING - OBSERVER | \$330.07 | Sheriff Cost | 11,044.77 |
| COPIES OF WRIT | \$12.00 | Sheriff Cost & Taxes & Lien | |
| POUNDAGE | \$8,751.92 | Poundage | |
| SALE AUCTION FEE | \$250.00 | | |
| MT PLEASANT TWP TAX | \$1,133.89 | | |
| DEMO/REHAB FUND | \$250.00 | | |
| MILEAGE | \$55.89 | | |
| Total: | \$11,044.77 | Total 1 st Column | \$11,044.77 |
| | | TAXES | |
| | | THIRD PARTY PURHCASER: REAL ESTATE TRANSFER | |
| | | TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | |
| | | FAIR MARKET VALUE: | |
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| | | Total Taxes and Liens | |
| | | Grand Total | 472,678 13 |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JUL 11, 2025**

Sheriff No. **24002839**

Court Case No. **2024-487**

Prop Location: **240 EAST COLLEGE STREET CANONSBURG, PA 15317**

DOLLAR BANK, FEDERAL SAVINGS BANK

vs UNKNOWN SURVIVING HEIRS OF ROBERT G. DEFILIPPO, DECEASED

| | | | |
|-----------------------------------|------------|--|-------------|
| DEPUTIES EDUCATION FUND | \$40.00 | Principal Amt | \$38,213.39 |
| LEVY ON EACH PARCEL | \$15.00 | Interest | 2,005.08 |
| POSTER & HANDBILL FOR EACH PARCEL | \$15.00 | Attorney Fees | |
| PREPARE ADD FOR EACH PARCEL | \$15.00 | PRO | 317.78 |
| SERVING & POSTING - REAL PROPERTY | \$30.00 | | |
| 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 | \$410.33 | | |
| REAL ESTATE CONTINUED SALES | \$80.00 | | |
| COPIES OF WRIT | \$12.00 | SATISFACTION | 40,536.25 |
| POUNDAGE | \$764.27 | Poundage 764.27 | 8,489.10 |
| SALE AUCTION FEE | \$250.00 | Sheriff Cost | |
| POSTAGE | \$4.00 | Sheriff Cost & Taxes & Lien | |
| WASHINGTON CO TAX | \$303.99 | Poundage | |
| TAX CLAIM - WASHINGTON COUNTY | \$4,759.90 | | |
| CANONSBURG BOROUGH TAX | \$629.00 | | |
| CANONSBURG BOROUGH TAX - TRASH | \$776.83 | | |
| COST OF SALE-REAL ESTATE | \$10.00 | | |
| DISTRIBUTION SHEET PREPARATION | \$25.00 | | |
| DEED | \$30.00 | | |
| PROTHONOTARY | \$12.00 | | |
| DEMO/REHAB FUND | \$250.00 | | |
| MILEAGE | \$22.78 | | |
| Total: | \$8,489.10 | Total 1 st Column | \$8,489.10 |
| | | TAXES | |
| | | THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | |
| | | FAIR MARKET VALUE: | |
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| | | Total Taxes and Liens | |
| | | Grand Total | 49,025 35 |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: FRIEDMAN VARTOLO LLP

Prop Location: 35 MAPLE STREET ELLSWORTH, PA 15331

Date: JUL 11, 2025
Sheriff No. 25001324
Court Case No. 2024-551

U.S. BANK TRUST NATIONAL ASSOCIATION, as vs MICHAEL E. CHILDS AND SAMANTHA CICCI
Trustee of IGLOO SERIES V TRUST

| | | | |
|-----------------------------------|------------|--|-------------|
| DEPUTIES EDUCATION FUND | \$60.00 | Principal Amt | \$65,064.93 |
| LEVY ON EACH PARCEL | \$15.00 | Interest | 4,975.50 |
| POSTER & HANDBILL FOR EACH PARCEL | \$15.00 | Attorney Fees | |
| PREPARE ADD FOR EACH PARCEL | \$15.00 | PRO | N/A |
| 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 | SATISFACTION | 70,040.43 |
| TAX SEARCH - CLAIM | \$5.00 | Poundage | 1,301.30 |
| TAX SEARCH - TREASURER | \$10.00 | Sheriff Cost | 2,493.27 |
| ADVERTISING - OBSERVER | \$270.52 | Sheriff Cost & Taxes & Lien | |
| COPY OF WRIT | \$6.00 | Poundage | |
| POUNDAGE | \$1,301.30 | | |
| SALE AUCTION FEE | \$250.00 | | |
| DEMO/REHAB FUND | \$250.00 | | |
| POSTAGE | \$4.00 | | |
| MILEAGE | \$150.45 | | |
| Total: | \$2,493.27 | Total 1 st Column | \$2,493.27 |
| | | TAXES | |
| | | THIRD PARTY PURHCASER: REAL ESTATE TRANSFER | |
| | | TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | |
| | | FAIR MARKET VALUE: | |
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| | | Total Taxes and Liens | |
| | | Grand Total | 72,533 70 |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date:

JUL 11, 2025

Sheriff No.

24002841

Court Case No.

2024-907

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

CITIZENS BANK, N.A.

vs GREGORY HARRISON

| | |
|-----------------------------------|------------|
| 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 | \$362.69 |
| REAL ESTATE CONTINUED SALES | \$60.00 |
| POUNDAGE | \$1,820.18 |
| SALE AUCTION FEE | \$250.00 |
| WASHINGTON-E WASHINGTON JT AUTH | \$147.25 |
| EAST WASHINGTON GARBAGE COLL | \$519.38 |
| DEMO/REHAB FUND | \$250.00 |
| MILEAGE | \$12.06 |
| Total: | \$3,647.56 |
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| Liens | |
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| Principal Amt | \$91,008.84 | |
| Interest | 4,936.80 | |
| Attorney Fees | | |
| PRO | 239.53 | |
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| | | |
| SATISFACTION | | |
| Poundage | 1,820.18 | 3,647.56 |
| Sheriff Cost | | |
| Sheriff Cost & Taxes & Lien | | |
| Poundage | | |
| Total 1 st Column | | |
| \$3,647.56 | | |
| TAXES | | |
| THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | | |
| FAIR MARKET VALUE: | | |
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| Total Taxes and Liens | | |
| Grand Total | 99,832 | 73 |
| | | |

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **JUL 11, 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**

| | | | |
|-----------------------------------|------------|---|-------------|
| DEPUTIES EDUCATION FUND | \$20.00 | Principal Amt | \$62,394.02 |
| LEVY ON EACH PARCEL | \$15.00 | Interest | 2,327.04 |
| POSTER & HANDBILL FOR EACH PARCEL | \$15.00 | Attorney Fees | |
| PREPARE ADD FOR EACH PARCEL | \$15.00 | PRO | 293.56 |
| 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 | SATISFACTION | 65,014.62 |
| TAX SEARCH - TREASURER | \$10.00 | Poundage 1,247.88 | 5,014.55 |
| ADVERTISING - OBSERVER | \$363.20 | Sheriff Cost | |
| REAL ESTATE CONTINUED SALES | \$100.00 | Sheriff Cost & Taxes & Lien | |
| POUNDAGE | \$1,247.88 | Poundage | |
| SALE AUCTION FEE | \$250.00 | | |
| POSTAGE | \$4.00 | | |
| WASHINGTON CITY SOLID WASTE | \$2,602.44 | | |
| DEMO/REHAB FUND | \$250.00 | | |
| MILEAGE | \$6.03 | | |
| Total: | \$5,014.55 | Total 1 st Column | \$5,014.55 |
| | | TAXES | |
| | | THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | |
| | | FAIR MARKET VALUE: | |
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| | | Total Taxes and Liens | |
| | | Grand Total | 70,029 17 |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY
UPDATED 7/7/25

Attorney: **RAS CITRON LLC**

Date: **JUL 11, 2025**

Sheriff No. **25001263**

Court Case No. **2024-2785**

Prop Location: **440 MCCLANE FARM ROAD WASHINGTON, PA 15301**

**U.S. BANK TRUST NATIONAL ASSOCIATION, not
in its individual capacity but solely as Owner
Trustee for RCAF ACQUISITION TRUST**

vs JAMES W. SMEARMAN AND JAMIE H. CARDWELL

[illegible]

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STONER LAW OFFICES LLC**

Date: **JUL 11, 2025**

Sheriff No. **25001260**

Court Case No. **2024-3408**

Prop Location: **3535 COUNTRY CLUB DRIVE WASHINGTON, PA 15301**

GRAND AVENUE INVESTMENTS LP SERIES 3 AND OTAF LLC vs J. ANGELIDES ENTERPRISES LP

| | | | | | | |
|-----------------------------------|-------------|--|-----------------------------|----------------|-----------|--|
| DEPUTIES EDUCATION FUND | \$40.00 | | Principal Amt | \$2,218,740.76 | | |
| LEVY ON EACH PARCEL | \$90.00 | | Interest | 220,000.00 | | |
| POSTER & HANDBILL FOR EACH PARCEL | \$90.00 | | Attorney Fees | | | |
| PREPARE ADD FOR EACH PARCEL | \$90.00 | | PRO | | | |
| 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 | | SATISFACTION | | | |
| TAX SEARCH - CLAIM | \$5.00 | | 2,438,935.76 | | | |
| TAX SEARCH - TREASURER | \$10.00 | | Poundage | 44,374.82 | 58,327.54 | |
| ADVERTISING - OBSERVER | \$318.16 | | Sheriff Cost | | | |
| COPIES OF WRIT | \$12.00 | | Sheriff Cost & Taxes & Lien | | | |
| POUNDAGE | \$44,374.82 | | Poundage | | | |
| SALE AUCTION FEE | \$250.00 | | | | | |
| POSTAGE | \$8.00 | | | | | |
| DEMO/REHAB FUND | \$250.00 | | | | | |
| WASHINGTON CO TAX | \$609.20 | | | | | |
| TAX CLAIM - WASHINGTON COUNTY | \$12,042.30 | | | | | |
| MILEAGE | \$12.06 | | | | | |
| Total: \$58,327.54 | | Total 1 st Column \$58,327.54 | | | | |
| | | TAXES | | | | |
| | | THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | | | | |
| | | FAIR MARKET VALUE: | | | | |
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| | | Total Taxes and Liens | | | | |
| | | Grand Total | | 2,497,263 | 30 | |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **JUL 11, 2025**

Sheriff No. **25001292**

Court Case No. **2024-3715**

Prop Location: **100 LOOKOUT AVENUE CHARLEROI, PA 15022**

NATIONSTAR MORTGAGE, LLC

vs ELIZABETH WRAI SANDLER a/k/a ELIZABETH SANDLER

| | |
|-----------------------------------|------------|
| 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 | \$258.61 |
| COPY OF WRIT | \$6.00 |
| POUNDAGE | \$2,182.50 |
| SALE AUCTION FEE | \$250.00 |
| DEMO/REHAB FUND | \$250.00 |
| CHARLEROI BORO TAX – DEL GARBAGE | \$370.72 |
| CHARLEROI BORO TAX – CUR GARBAGE | \$291.56 |
| MILEAGE | \$65.66 |
| Total: | \$3,901.05 |
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| Liens | |
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| Principal Amt | | \$109,124.91 |
| Interest | | 2,181.49 |
| Attorney Fees | | |
| PRO | | 271.33 |
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| SATISFACTION | | 111,577.73 |
| Poundage | 2,182.50 | 3,901.05 |
| Sheriff Cost | | |
| Sheriff Cost & Taxes & Lien | | |
| Poundage | | |
| Total 1 st Column | | \$3,901.05 |
| TAXES | | |
| THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | | |
| FAIR MARKET VALUE: | | |
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| Total Taxes and Liens | | |
| Grand Total | 115,478 | 78 |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JUL 11, 2025**
 Sheriff No. **25000917**
 Court Case No. **2024-4346**

Prop Location: **447 SECOND STREET WASHINGTON, PA 15301**

CITIZENS BANK, N.A. f/k/a RBS CITIZENS NA vs ADAM SYKORA

| | |
|-----------------------------------|------------|
| 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 | \$232.11 |
| REAL ESTATE CONTINUED SALE | \$20.00 |
| POUNDAGE | \$1,771.85 |
| SALE AUCTION FEE | \$250.00 |
| POSTAGE | \$4.00 |
| WASHINGTON-E WASHINGTON JT AUTH | \$587.63 |
| DEMO/REHAB FUND | \$250.00 |
| WASHINGTON CITY SOLID WASTE | \$733.24 |
| MILEAGE | \$12.06 |
| Total: | \$4,086.89 |
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| Liens | |
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| Principal Amt | | \$88,592.47 |
| Interest | | 2,169.44 |
| Attorney Fees | | 238.56 |
| PRO | | |
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| SATISFACTION | | 91,000.47 |
| Poundage | 1,771.85 | 4,086.89 |
| Sheriff Cost | | |
| Sheriff Cost & Taxes & Lien | | |
| Poundage | | |
| Total 1 st Column | | \$4,086.89 |
| TAXES | | |
| THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | | |
| FAIR MARKET VALUE: | | |
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| Total Taxes and Liens | | |
| Grand Total | 95,087 | 36 |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: KML LAW GROUP, P.C.

Date: JUL 11, 2025
Sheriff No. 25001267
Court Case No. 2024-5375

Prop Location: 458 8TH STREET DONORA, PA 15033

PNC BANK, NATIONAL ASSOCIATION vs HEATHER ASHLEY

| | | | |
|--------------------------------------|------------|--|-------------|
| DEPUTIES EDUCATION FUND | \$40.00 | Principal Amt | \$49,392.84 |
| LEVY ON EACH PARCEL | \$15.00 | Interest | 653.40 |
| POSTER & HANDBILL FOR EACH PARCEL | \$15.00 | Attorney Fees | |
| PREPARE ADD FOR EACH PARCEL | \$15.00 | PRO | 374.66 |
| 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 | SATISFACTION | 50,420.90 |
| TAX SEARCH - CLAIM | \$5.00 | Poundage 987.87 | 2,024.98 |
| TAX SEARCH - TREASURER | \$10.00 | Sheriff Cost | |
| ADVERTISING - OBSERVER | \$234.79 | Sheriff Cost & Taxes & Lien | |
| COPIES OF WRIT | \$12.00 | Poundage | |
| POUNDAGE | \$987.87 | | |
| SALE AUCTION FEE | \$250.00 | | |
| DEMO/REHAB FUND | \$250.00 | | |
| MILEAGE | \$64.32 | | |
| Total: | \$2,024.98 | Total 1 st Column | \$2,024.98 |
| | | TAXES | |
| | | THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | |
| | | FAIR MARKET VALUE: | |
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| | | Total Taxes and Liens | |
| | | Grand Total | 52,445 88 |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date:

JUL 11, 2025

Sheriff No.

25001339

Court Case No.

2024-5737

Prop Location: **4 DOGWOOD DRIVE WASHINGTON, PA 15301**

GITSIT SOLUTIONS, LLC F/K/A KONDAUR CAPITAL CORP. vs WILLIAM C CHUBA

| | | | | | | |
|-----------------------------------|-------------|-----------------------|--|--------------|-----------|--|
| DEPUTIES EDUCATION FUND | \$40.00 | | Principal Amt | \$157,703.27 | | |
| LEVY ON EACH PARCEL | \$15.00 | | Interest | 1,788.48 | | |
| POSTER & HANDBILL FOR EACH PARCEL | \$15.00 | | Attorney Fees | | | |
| PREPARE ADD FOR EACH PARCEL | \$15.00 | | PRO | | | |
| 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 | | SATISFACTION | | | |
| REAL ESTATE RECEIVE, DOCKET & RET | \$15.00 | | 159,844.96 | | | |
| TAX SEARCH - CLAIM | \$5.00 | | Poundage | 3,154.07 | 11,932.22 | |
| TAX SEARCH - TREASURER | \$10.00 | | Sheriff Cost | | | |
| ADVERTISING - OBSERVER | \$246.70 | | Sheriff Cost & Taxes & Lien | | | |
| POUNDAGE | \$3,154.07 | | Poundage | | | |
| SALE AUCTION FEE | \$250.00 | | Total 1 st Column | | | |
| WASHINGTON-E WASHINGTON JT AUTH | \$239.39 | | \$11,932.22 | | | |
| DEMO/REHAB FUND | \$250.00 | | TAXES | | | |
| DOGWOOD ACRES HOA | \$7,554.00 | | THIRD PARTY PURHCASER: REAL ESTATE TRANSFER | | | |
| MILEAGE | \$12.06 | | TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | | | |
| Total: | \$11,932.22 | FAIR MARKET VALUE: | | | | |
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| Liens | | | | | | |
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| | | Total Taxes and Liens | | | | |
| | | Grand Total | | 171,777 | 18 | |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **JUL 11, 2025**
 Sheriff No. **25001332**
 Court Case No. **2024-5738**

Prop Location: **404 8TH STREET DONORA, PA 15033**

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, vs TRAVIS ZAGATA
LLC f/k/a QUICKEN LOANS INC.

| | | | | | | |
|--------------------------------------|------------|--|------------------------------|-------------|----------|--|
| DEPUTIES EDUCATION FUND | \$20.00 | | Principal Amt | \$39,197.69 | | |
| LEVY ON EACH PARCEL | \$15.00 | | Interest | 727.72 | | |
| POSTER & HANDBILL FOR EACH PARCEL | \$15.00 | | Attorney Fees | | | |
| PREPARE ADD FOR EACH PARCEL | \$15.00 | | PRO | | | |
| PROTHONOTARY | \$12.00 | | | | | |
| SERVING & POSTING - REAL PROPERTY | \$15.00 | | | | | |
| COPIES OF COST SHEETS | \$4.00 | | | | | |
| COST OF SALE-REAL ESTATE | \$10.00 | | | | | |
| DEED | \$30.00 | | | | | |
| DISTRIBUTION SHEET PREPARATION | \$25.00 | | | | | |
| REAL ESTATE RECEIVE, DOCKET & RETURN | \$15.00 | | SATISFACTION | | | |
| TAX SEARCH - CLAIM | \$5.00 | | 40,280.39 | | | |
| TAX SEARCH - TREASURER | \$10.00 | | Poundage | 783.95 | 1,729.99 | |
| ADVERTISING - OBSERVER | \$222.88 | | Sheriff Cost | | | |
| POUNDAGE | \$783.95 | | Sheriff Cost & Taxes & Lien | | | |
| SALE AUCTION FEE | \$250.00 | | Poundage | | | |
| DEMO/REHAB FUND | \$250.00 | | Total 1 st Column | | | |
| MILEAGE | \$32.16 | | \$1,729.99 | | | |
| Total: | \$1,729.99 | | | | | |
| | | | TAXES | | | |
| | | THIRD PARTY PURHCASER: REAL ESTATE TRANSFER | | | | |
| | | TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | | | | |
| | | FAIR MARKET VALUE: | | | | |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date:

JUL 11, 2025

Sheriff No.

25000665

Court Case No.

2024-5797

Prop Location: **6040 STATE ROUTE 88 FINLEYVILLE, PA 15332**

FIRST NATIONAL BANK OF PENNSYLVANIA

vs MARY E. MOROSETTI

| | |
|-----------------------------------|-------------|
| 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 | \$237.65 |
| REAL ESTATE CONTINUED SALE | \$20.00 |
| POUNDAGE | \$3,277.82 |
| SALE AUCTION FEE | \$250.00 |
| DEMO/REHAB FUND | \$250.00 |
| PA INCOME TAX LIEN | \$44,949.36 |
| POSTAGE | \$4.00 |
| MILEAGE | \$48.24 |
| Total: | \$49,263.07 |
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| Liens | |
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| Principal Amt | \$163,890.87 | |
| Interest | 9,238.65 | |
| Attorney Fees | | |
| PRO | 271.62 | |
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| | | |
| SATISFACTION | | |
| Poundage | 3,277.82 | 49,263.07 |
| Sheriff Cost | | |
| Sheriff Cost & Taxes & Lien | | |
| Poundage | | |
| Total 1 st Column \$49,263.07 | | |
| TAXES THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | | |
| FAIR MARKET VALUE: | | |
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| Total Taxes and Liens | | |
| Grand Total | 309,891 | 90 |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **JUL 11, 2025**

Sheriff No. **25001338**

Court Case No. **2024-6315**

Prop Location: **424 MAIN STREET NEW EAGLE, PA 15067**

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

**vs M.M. as believed Heir and/or Administrator of
the Estate of PAUL T. MORSE, ET AL**

| | | | |
|--------------------------------------|------------|--|-------------|
| DEPUTIES EDUCATION FUND | \$40.00 | Principal Amt | \$32,738.04 |
| LEVY ON EACH PARCEL | \$15.00 | Interest | 1,415.18 |
| POSTER & HANDBILL FOR EACH PARCEL | \$15.00 | Attorney Fees | |
| PREPARE ADD FOR EACH PARCEL | \$15.00 | PRO | 225.00 |
| 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 | SATISFACTION | 34,378.22 |
| TAX SEARCH - CLAIM | \$5.00 | Poundage 654.76 | 1,724.20 |
| TAX SEARCH - TREASURER | \$10.00 | Sheriff Cost | |
| ADVERTISING - OBSERVER | \$270.52 | Sheriff Cost & Taxes & Lien | |
| COPIES OF WRIT | \$18.00 | Poundage | |
| POUNDAGE | \$654.76 | | |
| SALE AUCTION FEE | \$250.00 | | |
| DEMO/REHAB FUND | \$250.00 | | |
| POSTAGE | \$4.00 | | |
| MILEAGE | \$50.92 | | |
| Total: | \$1,724.20 | Total 1 st Column | \$1,724.20 |
| | | TAXES | |
| | | THIRD PARTY PURHCASER: REAL ESTATE TRANSFER | |
| | | TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | |
| | | FAIR MARKET VALUE: | |
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| | | Total Taxes and Liens | |
| | | Grand Total | 36,102 42 |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **McCABE, WEISBERG & CONWAY**

Date: **JUL 11, 2025**

Sheriff No. **25001261**

Court Case No. **2024-6608**

Prop Location: **1102 LAWTON STREET MONONGAHELA, PA 15063**

CITIZENS BANK, N.A.

vs JOSHUA M. BAGIACKAS AND MERISSA R. BAGIACKAS

| | |
|--------------------------------------|------------|
| 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 | \$246.70 |
| COPY OF WRIT | \$6.00 |
| POUNDAGE | \$990.72 |
| SALE AUCTION FEE | \$250.00 |
| POSTAGE | \$8.00 |
| DEMO/REHAB FUND | \$250.00 |
| MILEAGE | \$95.40 |
| Total: | \$2,107.82 |
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| Liens | |
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| Principal Amt | | \$49,535.79 |
| Interest | | 830.28 |
| Attorney Fees | | |
| PRO | | 260.89 |
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| SATISFACTION | | 50,626.96 |
| Poundage | 990.72 | 2,107.82 |
| Sheriff Cost | | |
| Sheriff Cost & Taxes & Lien | | |
| Poundage | | |
| Total 1 st Column | | \$2,107.82 |
| TAXES | | |
| THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | | |
| FAIR MARKET VALUE: | | |
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| Total Taxes and Liens | | |
| Grand Total | 52,734 | 78 |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **JUL 11, 2025**

Sheriff No. **25001288**

Court Case No. **2024-8319**

Prop Location: **42 NORTON DRIVE FINLEYVILLE, PA 15332**

FINANCE OF AMERICA REVERSE LLC

**vs ELEANOR J. McCROSSIN BEYNON a/k/a
ELEANOR J. BEYNON**

| | | | |
|-----------------------------------|------------|--|--------------|
| DEPUTIES EDUCATION FUND | \$40.00 | Principal Amt | \$200,268.41 |
| LEVY ON EACH PARCEL | \$15.00 | Interest | 4,412.25 |
| POSTER & HANDBILL FOR EACH PARCEL | \$15.00 | Attorney Fees | |
| PREPARE ADD FOR EACH PARCEL | \$15.00 | PRO | 273.62 |
| 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 | SATISFACTION | 204,954.28 |
| TAX SEARCH - CLAIM | \$5.00 | Poundage 4,005.37 | 5,717.91 |
| TAX SEARCH - TREASURER | \$10.00 | Sheriff Cost | |
| ADVERTISING - OBSERVER | \$246.70 | Sheriff Cost & Taxes & Lien | |
| COPY OF WRIT | \$6.00 | Poundage | |
| POUNDAGE | \$4,005.37 | | |
| SALE AUCTION FEE | \$250.00 | | |
| POSTAGE | \$8.00 | | |
| DEMO/REHAB FUND | \$250.00 | | |
| TAX CLAIM - WASHINGTON COUNTY | \$677.60 | | |
| MILEAGE | \$48.24 | | |
| Total: | \$5,717.91 | Total 1 st Column | \$5,717.91 |
| | | TAXES | |
| | | THIRD PARTY PURHCASER: REAL ESTATE TRANSFER | |
| | | TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | |
| | | FAIR MARKET VALUE: | |
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| | | Total Taxes and Liens | |
| | | Grand Total | 210,672 19 |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: THE MANLEY LAW FIRM LLC

Date: **JUL 11, 2025**
Sheriff No. **25001259**
Court Case No. **2024-8542**

Prop Location: 1195 VALLEY VIEW DRIVE LAWRENCE, PA 15055

WELLS FARGO BANK, N.A. vs **GREG OSBORNE, as believed Heir and/or Administrator of the Estate of KIMBERLY J. PIXLEY, ET AL**

| | | | |
|-----------------------------------|------------|--|--------------|
| DEPUTIES EDUCATION FUND | \$60.00 | Principal Amt | \$100,058.96 |
| LEVY ON EACH PARCEL | \$15.00 | Interest | 2,851.15 |
| POSTER & HANDBILL FOR EACH PARCEL | \$15.00 | Attorney Fees | |
| PREPARE ADD FOR EACH PARCEL | \$15.00 | PRO | 194.00 |
| 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 | SATISFACTION | 103,104.11 |
| TAX SEARCH - CLAIM | \$5.00 | Poundage | 2,001.18 |
| TAX SEARCH - TREASURER | \$10.00 | Sheriff Cost | 5,927.92 |
| ADVERTISING - OBSERVER | \$246.70 | Sheriff Cost & Taxes & Lien | |
| COPIES OF WRIT | \$18.00 | Poundage | |
| POUNDAGE | \$2,001.18 | | |
| SALE AUCTION FEE | \$250.00 | | |
| DEMO/REHAB FUND | \$250.00 | | |
| CECIL TWP MUN AUTHORITY | \$2,708.19 | | |
| MILEAGE | \$192.85 | | |
| Total: | \$5,927.92 | Total 1 st Column | \$5,927.92 |
| | | TAXES | |
| | | THIRD PARTY PURHCASER: REAL ESTATE TRANSFER | |
| | | TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | |
| | | FAIR MARKET VALUE: | |
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| | | Total Taxes and Liens | |
| | | Grand Total | 109,032 03 |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JUL 11, 2025**

Sheriff No. **25001317**

Court Case No. **2025-278**

Prop Location: **1026 HIGHLAND DRIVE CANONSBURG, PA 15317**

**US BANK TRUST NATIONAL ASSOCIATION, not in
its individual capacity but solely as Owner
Trustee for VRMTG ASSET TRUST**

**vs RENEE L. ROBINSON AND THE UNITED STATES
OF AMERICA**

| | | | |
|-----------------------------------|------------|---|--------------|
| DEPUTIES EDUCATION FUND | \$40.00 | Principal Amt | \$244,420.60 |
| LEVY ON EACH PARCEL | \$15.00 | Interest | 3,052.10 |
| POSTER & HANDBILL FOR EACH PARCEL | \$15.00 | Attorney Fees | |
| PREPARE ADD FOR EACH PARCEL | \$15.00 | PRO | 162.25 |
| 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 | SATISFACTION | 247,634.95 |
| TAX SEARCH - TREASURER | \$10.00 | Poundage 4,888.41 | 5,935.94 |
| ADVERTISING - OBSERVER | \$292.75 | Sheriff Cost | |
| COPY OF WRIT | \$6.00 | Sheriff Cost & Taxes & Lien | |
| POUNDAGE | \$4,888.41 | Poundage | |
| SALE AUCTION FEE | \$250.00 | | |
| DEMO/REHAB FUND | \$250.00 | | |
| MILEAGE | \$22.78 | | |
| Total: | \$5,935.94 | Total 1 st Column | \$5,935.94 |
| | | TAXES | |
| | | THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | |
| | | FAIR MARKET VALUE: | |
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| | | Total Taxes and Liens | |
| | | Grand Total | 253,570 89 |
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JUL 11, 2025**

Sheriff No. **25001281**

Court Case No. **2025-375**

Prop Location: **5 MARKET STREET FREDERICKTOWN, PA 15333**

NATIONSTAR MORTGAGE, LLC

vs TRACY ANDERSON

| | | | |
|-----------------------------------|------------|--|-------------|
| DEPUTIES EDUCATION FUND | \$20.00 | Principal Amt | \$96,067.14 |
| LEVY ON EACH PARCEL | \$15.00 | Interest | 1,075.08 |
| POSTER & HANDBILL FOR EACH PARCEL | \$15.00 | Attorney Fees | |
| PREPARE ADD FOR EACH PARCEL | \$15.00 | PRO | 246.64 |
| 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 | SATISFACTION | 97,388.86 |
| TAX SEARCH - CLAIM | \$5.00 | Poundage | 1,921.34 |
| TAX SEARCH - TREASURER | \$10.00 | Sheriff Cost | 2,885.43 |
| ADVERTISING - OBSERVER | \$234.79 | Sheriff Cost & Taxes & Lien | |
| COPY OF WRIT | \$6.00 | Poundage | |
| POUNDAGE | \$1,921.34 | | |
| SALE AUCTION FEE | \$250.00 | | |
| DEMO/REHAB FUND | \$250.00 | | |
| MILEAGE | \$32.30 | | |
| Total: | \$2,885.43 | Total 1 st Column | \$2,885.43 |
| | | TAXES | |
| | | THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.) | |
| | | FAIR MARKET VALUE: | |
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| | | Total Taxes and Liens | |
| | | Grand Total | 100,274 29 |
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