

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **PORTNOFF LAW ASSOCIATES, LTD**

Date: **JUNE 2, 2023**  
 Sheriff No. **22000873**  
 Court Case No. **2014-3669**

Prop Location: **14 ACHESON AVENUE WASHINGTON, PA 15301**

**WASHINGTON SCHOOL DISTRICT**

**vs JAMES P. TRAGONE AND LOIS M. TRAGONE**

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Attorney: **POWERS KIRN, LLC**

Date: **JUNE 2, 2023**  
 Sheriff No. **22001665**  
 Court Case No. **2019-4979**

Prop Location: **413 EAST BEAU STREET WASHINGTON, PA 15301**

**U.S. BANK TRUST NATIONAL ASSOCIATION, not  
 in its individual capacity but solely as owner  
 trustee for RCF2 Acquisition Trust**

**vs AMY NEAL HUSS a/k/a AMY HUSS AND JAY C.  
 HUSS**

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Date: **JUNE 2, 2023**  
 Sheriff No. **23000814**  
 Court Case No. **2019-5003**

Prop Location: **212 SCOTT STREET CHARLEROI, PA 15022**

**PENNYMAC LOAN SERVICES LLC**

**vs CHRISTOPHER A. HUPCHICK a/k/a  
 CHRISTOPHER HUPCHICK AND SHERRY M.  
 HUPCHECK a/k/a SHERRY HUPCHICK**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **McCABE, WEISBERG & CONWAY**

Date: **JUNE 2, 2023**  
 Sheriff No. **22002138**  
 Court Case No. **2019-5066**

Prop Location: **6 KINGSWOOD COURT WASHINGTON, PA 15301**

**RBC BANK (GEORGIA), N.A.**

**vs MICHAEL KUNA a/k/a MICHAEL STEPHEN KUNA and UNITED STATES OF AMERICA, c/o United States Attorney Western District of Pennsylvania**

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Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **JUNE 2, 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**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **PINCUS LAW GROUP PLLC**

Date: **JUNE 2, 2023**  
 Sheriff No. **22001842**  
 Court Case No. **2020-4877**

Prop Location: **234 PATTERSON ROAD FINLEYVILLE, PA 15332**

**LEGACY MORTGAGE ASSET TRUST 2019-GS7 C/O vs GILDA R. BROWN AND VINCENT NARDONE,**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE TRUSTEE OF THE GILDA R. BROWN**  
**SERVICING IRREVOCABLE TRUST**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: GRENN & BIRSIC, P.C.

Date: **JUNE 2, 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**

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$419,732.33
LEVY ON EACH PARCEL	\$15.00	Interest	83,883.82
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	278.11
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	SATISFACTION	503,894.26
TAX SEARCH - CLAIM	\$5.00	Poundage	452.44
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	23,113.26
ADVERTISING - OBSERVER	\$318.45	Sheriff Cost & Taxes & Lien	
REAL ESTATE CONTINUED SALES	\$120.00	Poundage	
COPY OF WRIT	\$6.00		
OTHER/POUNDAGE	\$452.44		
COMM OF PA-INCOME TAX	\$9,834.65		
TAX CLAIM - WASHINGTON COUNTY	\$50.20		
WASHINGTON CO TAX	\$1,239.21		
BETHLEHEM SCHOOL DIST-DEEMSTON	\$10,577.69		
SALE AUCTION FEE	\$250.00		
MILEAGE	\$38.62		
<b>Total:</b>	<b>\$23,113.26</b>	<b>Total 1<sup>st</sup> Column</b>	<b>\$23,113.26</b>
		<b>TAXES</b>	
		THIRD PARTY PURCHASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
		<b>FAIR MARKET VALUE:</b>	
		<b>Total Taxes and Liens</b>	
		<b>Grand Total</b>	<b>527,007 52</b>

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JUNE 2, 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  
 THE UNITED STATES OF AMERICA**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **JUNE 2, 2023**  
 Sheriff No. **23000778**  
 Court Case No. **2021-3059**

Prop Location: **519 6TH STREET MONONGAHELA, PA 15063**

**PHH MORTGAGE CORPORATION**

**vs UNKNOWN HEIRS, SUCCESSORS ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROLINE PATTON, DECEASED, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JUNE 2, 2023**

Sheriff No. **23000370**

Court Case No. **2021-7398**

Prop Location: **501 CHARTIERS AVENUE CANONSBURG, PA 15317**

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

**vs CHRISTOPHER WHITE**

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt		\$151,965.15
LEVY ON EACH PARCEL	\$15.00	Interest		2,359.98
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees		
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO		349.27
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		154,674.40
TAX SEARCH - TREASURER	\$10.00	Poundage 106.27		
ADVERTISING - OBSERVER	\$226.21	Sheriff Cost		5,442.23
REAL ESTATE CONTINUED SALE	\$20.00	Sheriff Cost & Taxes & Lien		
COPIES OF WRIT	\$12.00	Poundage		
OTHER/POUNDAGE	\$106.27			
CANONSBURG BOROUGH TAX	\$870.41			
CANONSBURG HOUSTON JT SEW AUTH	\$303.13			
CLERK OF COURTS	\$3,124.00			
DOMESTIC RELATIONS	\$281.93			
SALE AUCTION FEE	\$250.00			
MILEAGE	\$22.28			
<b>Total:</b>	<b>\$5,442.23</b>	<b>Total 1<sup>st</sup> Column</b>		<b>\$5,442.23</b>
		<b>TAXES</b>		
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		<b>FAIR MARKET VALUE:</b>		
		<b>Total Taxes and Liens</b>		
		<b>Grand Total</b>	<b>160,116</b>	<b>63</b>

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JUNE 2, 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: **KML LAW GROUP, P.C.**

Date: **JUNE 2, 2023**  
 Sheriff No. **23000740**  
 Court Case No. **2022-3649**

Prop Location: **184 LACOCK STREET WASHINGTON, PA 15301**

**FLAGSTAR BANK**

**vs BRIDGET R. DEVER AND TYLER J. MAZZIE**

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

Date: **JUNE 2, 2023**  
 Sheriff No. **23000734**  
 Court Case No. **2022-3650**

Prop Location: **957 HIGHPOINT DRIVE COAL CENTER, PA 15423**

**PNC BANK, NATIONAL ASSOCIATION**

**vs ERIC CHRISTOPHER EDWARDS**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **JUNE 2, 2023**  
 Sheriff No. **23000513**  
 Court Case No. **2022-4089**

Prop Location: **618 VENETIA ROAD VENETIA, PA 15367**

**PNC BANK, NATIONAL ASSOCIATION**

**vs LINDA L. MATTOZZI, RONALD M. DEAK,  
CAMERON M. DEAK & COLBY R. DEAK**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JUNE 2, 2023**  
 Sheriff No. **23000507**  
 Court Case No. **2022-4795**

Prop Location: **204 FANNIE STREET McDONALD, PA 15057**

**UNION HOME MORTGAGE CORP.**

**vs CHARLES KOZAKIEWICZ**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **JUNE 2, 2023**  
 Sheriff No. **23000032**  
 Court Case No. **2022-4939**

Prop Location: **651 WOOD STREET CALIFORNIA, PA 15419**

**WELLS FARGO BANK, N.A.**

**vs LOUANN GECH, In Her Capacity as Heir of CARL POPIELARCZYK, DECEASED, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JUNE 2, 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: **JUNE 2, 2023**  
 Sheriff No. **22002946**  
 Court Case No. **2022-5873**

Prop Location: **65 FERNWOOD STREET WASHINGTON, PA 15301**

**SPECIALIZED LOAN SERVICING LLC**

**vs JON R. GENDT**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **JUNE 2, 2023**  
 Sheriff No. **23000747**  
 Court Case No. **2022-6110**

Prop Location: **401 BLAINE AVENUE CANONSBURG, PA 15317**

**RELIANCE FIRST CAPITAL, LLC**

**vs BRENDA WATKINS AND CHARLES R. EDWARDS**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **DAVID W. RAPHAEL, ESQUIRE**

Date: **JUNE 2, 2023**  
 Sheriff No. **23000267**  
 Court Case No. **2022-6150**

Prop Location: **29 MEADOW DRIVE BENTLEYVILLE, PA 15314**

**FIRST NATIONAL BANK OF PENNSYLVANIA**

**vs LINDA L. AMBROSE AND JAMES R. AMBROSE**

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

Date: **JUNE 2, 2023**  
 Sheriff No. **23000159**  
 Court Case No. **2022-6440**

Prop Location: **15 OLIVER STREET McDONALD, PA 15057**

**U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL vs TIMOTHY W. SHANNON AND AMY MARCELLE ALLEN**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **JUNE 2, 2023**  
 Sheriff No. **23000509**  
 Court Case No. **2022-6631**

Prop Location: **402 MEADOW AVENUE CHARLEROI, PA 15022**

**MIDFIRST BANK**

**vs DENITRA L. TAYLOR, as Administratrix of the Estate of WILLIAM P. THOMAS, AKA WILLIAM PATRICK THOMAS, AKA BILL THOMAS**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **JUNE 2, 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: **MANLEY DEAS KOCHALSKI LLC**

Date: **JUNE 2, 2023**  
 Sheriff No. **23000746**  
 Court Case No. **2022-6733**

Prop Location: **158 MAIN STREET WEST ALEXANDER, PA 15376**

**NATIONSTAR MORTGAGE, LLC**

**vs COLBY ELIAS CROWE AND REBECCA A. CROWE**

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

Date:

**JUNE 2, 2023**

Sheriff No.

**22003156**

Court Case No.

**2022-6794**

Prop Location: **1108 OLD FARM ROAD LAWRENCE, PA 15055**

**AJAX MORTGAGE LOAN TRUST 2019-G, ET AL**

**vs DONNA D'ALESSANDRO**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date:

**JUNE 2, 2023**

Sheriff No.

**23000020**

Court Case No.

**2022-7131**

Prop Location: **6183 BROWNSVILLE ROAD EXTENSION FINLEYVILLE, PA 15332**

**NATIONSTAR MORTGAGE LLC D/B/A Mr. Cooper vs STACEY BOARDLEY**  
**as Successor by merger to Pacific Union Financial,**  
**LLC**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LEOPOLD & ASSOCIATES PLLC**

Date: **JUNE 2, 2023**  
 Sheriff No. **23000744**  
 Court Case No. **2022-8753**

Prop Location: **840 BUENA VISTA STREET WASHINGTON, PA 15301**

**CITIBANK, NA, ET AL**

**vs DAVID D. POLAND**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JUNE 2, 2023**  
 Sheriff No. **23000727**  
 Court Case No. **2022-8756**

Prop Location: **87 WILSON AVENUE CECIL, PA 15321**

**PNC BANK, NATIONAL ASSOCIATION**

**vs ANDREW SLEBONICK AKA ANDREW T. SLEBONICK AND DOROTHY SLEBONICK AKA DOROTHY J. SLEBONICK**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **POWERS KIRN, LLC**

Date: **JUNE 2, 2023**  
 Sheriff No. **23000813**  
 Court Case No. **2023-907**

Prop Location: **735 WOODLAWN DRIVE WASHINGTON, PA 15301**

**THE MONEY SOURCE INC.**

**vs RICHARD D. WYNCOOP**

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