

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: PORTNOFF LAW ASSOCIATES, LTD

Date: **JUNE 7, 2024**
 Sheriff No. **22000432**
 Court Case No. **2012-366**

Prop Location: 25 HALL AVENUE WASHINGTON, PA 15301

WASHINGTON SCHOOL DISTRICT

vs ROBERT H. DONSON

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 Sheriff No. **22000448**
 Court Case No. **2017-5072**

Prop Location: **135 BROOKSIDE AVENUE WASHINGTON, PA 15301**

WASHINGTON SCHOOL DISTRICT

vs CONNIE J. STEWART

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Attorney: **FRIEDMAN VARTOLO LLP**

Date: **JUNE 7, 2024**
 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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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: PORTNOFF LAW ASSOCIATES, LTD

Date: **JUNE 7, 2024**
 Sheriff No. **22000895**
 Court Case No. **2019-3371**

Prop Location: 1026 BRUCE STREET WASHINGTON, PA 15301

CITY OF WASHINGTON

vs MELVIN H. COLE

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **POWERS KIRN, LLC**

Date: **JUNE 7, 2024**
 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: **GRENN & BIRSIC, P.C.**

Date: **JUNE 7, 2024**
 Sheriff No. **24000889**
 Court Case No. **2019-5593**

Prop Location: **460 FIRST STREET VESTABURG, PA 15368**

NORTHWEST BANK, f/k/a NORTHWEST SAVINGS BANK

vs

GREGORY NOPWASKEY, a/k/a GREGORY J. NOPWASKEY AND JENNA NOPWASKEY, a/k/a JENNA L. NOPWASKEY

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **JUNE 7, 2024**
 Sheriff No. **24000120**
 Court Case No. **2021-5591**

Prop Location: **53 SHARP AVENUE WASHINGTON, PA 15301**

WILMINGTON SAVINGS FUND SOCIETY, FSB, Not Individually but Solely as Trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1

vs LARRY RUSSELL, In His Capacity as Heir of THELMA RUSSELL A/K/A THELMA E. RUSSELL, ET AL

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **FRIEDMAN VARTOLO LLP**

Date: **JUNE 7, 2024**
 Sheriff No. **23002529**
 Court Case No. **2021-7538**

Prop Location: **575 MOORE ROAD WASHINGTON, PA 15301**

**U.S. BANK TRUST NATIONAL ASSOCIATION, as
 Trustee of Yurt Series IV Trust**

vs CHRISTOPHER W. WICKS AND LESLEY J. WICKS

<table style="width: 100%; border-collapse: collapse;"> <tr><td>DEPUTIES EDUCATION FUND</td><td style="text-align: right;">\$60.00</td></tr> <tr><td>LEVY ON EACH PARCEL</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>POSTER & HANDBILL FOR EACH PARCEL</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>PREPARE ADD FOR EACH PARCEL</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>PROTHONOTARY</td><td style="text-align: right;">\$12.00</td></tr> <tr><td>SERVING & POSTING - REAL PROPERTY</td><td style="text-align: right;">\$45.00</td></tr> <tr><td>COPIES OF COST SHEETS</td><td style="text-align: right;">\$4.00</td></tr> <tr><td>COST OF SALE-REAL ESTATE</td><td style="text-align: right;">\$10.00</td></tr> <tr><td>DEED</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>DISTRIBUTION SHEET PREPARATION</td><td style="text-align: right;">\$25.00</td></tr> <tr><td>REAL ESTATE RECEIVE, DOCKET & RET</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>TAX SEARCH - CLAIM</td><td style="text-align: right;">\$5.00</td></tr> <tr><td>TAX SEARCH - TREASURER</td><td style="text-align: right;">\$10.00</td></tr> <tr><td>ADVERTISING - OBSERVER</td><td style="text-align: right;">\$273.86</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;">\$5,414.39</td></tr> <tr><td>SALE AUCTION FEE</td><td style="text-align: right;">\$250.00</td></tr> <tr><td>POSTAGE</td><td style="text-align: right;">\$4.00</td></tr> <tr><td>MILEAGE</td><td style="text-align: right;">\$23.73</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$6,286.98</td></tr> <tr><td colspan="2" style="text-align: center;">Liens</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	DEPUTIES EDUCATION FUND	\$60.00	LEVY ON EACH PARCEL	\$15.00	POSTER & HANDBILL FOR EACH PARCEL	\$15.00	PREPARE ADD FOR EACH PARCEL	\$15.00	PROTHONOTARY	\$12.00	SERVING & POSTING - REAL PROPERTY	\$45.00	COPIES OF COST SHEETS	\$4.00	COST OF SALE-REAL ESTATE	\$10.00	DEED	\$30.00	DISTRIBUTION SHEET PREPARATION	\$25.00	REAL ESTATE RECEIVE, DOCKET & RET	\$15.00	TAX SEARCH - CLAIM	\$5.00	TAX SEARCH - TREASURER	\$10.00	ADVERTISING - OBSERVER	\$273.86	REAL ESTATE CONTINUED SALES	\$60.00	OTHER/POUNDAGE	\$5,414.39	SALE AUCTION FEE	\$250.00	POSTAGE	\$4.00	MILEAGE	\$23.73	Total:	\$6,286.98	Liens																		<table style="width: 100%; border-collapse: collapse;"> <tr><td>Principal Amt</td><td style="text-align: right;">\$270,719.41</td></tr> <tr><td>Interest</td><td style="text-align: right;">19,580.00</td></tr> <tr><td>Attorney Fees</td><td> </td></tr> <tr><td>PRO</td><td style="text-align: right;">246.54</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>SATISFACTION</td><td style="text-align: right;">290,545.95</td></tr> <tr><td>Poundage 5,414.39</td><td rowspan="2" style="text-align: right; vertical-align: middle;">6,286.98</td></tr> <tr><td>Sheriff Cost</td></tr> <tr><td>Sheriff Cost & Taxes & Lien</td><td rowspan="2"> </td></tr> <tr><td>Poundage</td></tr> <tr><td>Total 1st Column</td><td style="text-align: right;">\$6,286.98</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> </td><td> </td></tr> <tr><td>Total Taxes and Liens</td><td> </td></tr> <tr><td>Grand Total</td><td style="text-align: right;">296,832 93</td></tr> <tr><td> </td><td> </td></tr> </table>	Principal Amt	\$270,719.41	Interest	19,580.00	Attorney Fees		PRO	246.54							SATISFACTION	290,545.95	Poundage 5,414.39	6,286.98	Sheriff Cost	Sheriff Cost & Taxes & Lien		Poundage	Total 1st Column	\$6,286.98	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	296,832 93		
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **McCABE, WEISBERG & CONWAY**

Date: **JUNE 7, 2024**
 Sheriff No. **24000891**
 Court Case No. **2022-69**

Prop Location: **2151 THE CIRCLE WASHINGTON, PA 15301**

DLJ MORTGAGE CAPITAL INC.

**vs ROBERT CLARKE, Known Surviving Heir of
 CLAUDETTE H. CLARKE, ET AL**

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **JUNE 7, 2024**
 Sheriff No. **23001426**
 Court Case No. **2022-6183**

Prop Location: **1095 SCENIC DRIVE WASHINGTON, PA 15301**

HSBC BANK USA, NATIONAL ASSOCIATION, ET AL vs WILLIAM J. MATSON, Individually and in His Capacity as Executor and Heir of the Estate of BONNIE JO MATSON A/K/A BONNIE J. MATSON A/K/A BONNIE MATSON F/K/A BONNIE J. WHIPKEY

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **JUNE 7, 2024**
 Sheriff No. **24000118**
 Court Case No. **2022-6430**

Prop Location: **466 MUSE BISHOP ROAD McDONALD, PA 15057**

AMERIHOM MORTGAGE COMPANY, LLC

vs NICOLE ELIZABETH CAPES

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Attorney: **LAW OFFICE OF GREGORY JAVARDIAN, LLC**

Date: **JUNE 7, 2024**
 Sheriff No. **24000066**
 Court Case No. **2023-878**

Prop Location: **395 WILBERT AVENUE WASHINGTON, PA 15301**

CITIZENS BANK, N.A., S/B/M TO CITIZENS BANK OF PENNSYLVANIA vs **KAREN I. THOMPSON**

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **JUNE 7, 2024**
 Sheriff No. **24000206**
 Court Case No. **2023-2653**

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

LAKEVIEW LOAN SERVICING LLC

vs JOSHUA J. BOONE

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **JUNE 7, 2024**
 Sheriff No. **23003115**
 Court Case No. **2023-3156**

Prop Location: **113 MURDOCK STREET CANONSBURG, PA 15317**

NATIONSTAR MORTGAGE, LLC

vs WILLIAM M. CHAMBERS AND TIFFANY H. CHAMBERS

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **JUNE 7, 2024**
 Sheriff No. **24000146**
 Court Case No. **2023-3265**

Prop Location: **331 STATE STREET CHARLEROI, PA 15022**

PNC BANK, NATIONAL ASSOCIATION

vs BRIAN R. PENDO AND AMANDA N. PENDO

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LAW OFFICE OF GREGORY JAVARDIAN, LLC**

Date: **JUNE 7, 2024**
 Sheriff No. **24000164**
 Court Case No. **2023-3895**

Prop Location: **125 CUMBERLAND AVENUE WASHINGTON, PA 15301**

CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A. vs REGIS C. SENG a/k/a REGIS C. SENG, II, ET AL
F/K/A CITIZENS BANK, N.A., S/B/M TO CHARTER
ONE BANK, N.A.

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **JUNE 7, 2024**
 Sheriff No. **24000843**
 Court Case No. **2023-4175**

Prop Location: **295 PARIS COLLIERS ROAD BURGETTSTOWN, PA 15021**

CITIBANK, N.A., as Trustee for CMLTI Asset Trust vs CAROL LONGSTRETH

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **POWERS KIRN, LLC**

Date: **JUNE 7, 2024**
 Sheriff No. **23002904**
 Court Case No. **2023-4651**

Prop Location: **1747 RIDGEWOOD DRIVE WASHINGTON, PA 15301**

PENNYMAC LOAN SERVICES LLC

vs STEPHEN E. WELLMAN

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **JUNE 7, 2024**
 Sheriff No. **24000633**
 Court Case No. **2023-5023**

Prop Location: **193 DOBBIE LANE MARIANNA, PA 15345**

MORTGAGE ASSETS MANAGEMENT LLC

vs GILBERT R. ROTH AND JULIA L. ROTH

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **HILL WALLACK LLP**

Date: **JUNE 7, 2024**
 Sheriff No. **24000888**
 Court Case No. **2023-5408**

Prop Location: **23 BETHLEHEM STREET FREDERICKTOWN, PA 15333**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, As
 Trustee of Quercus Mortgage Investment Trust**

**vs DANA M. SWARROW AND WILLIAM J.
 SWARROW**

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: TUCKER ARENSBERG, P.C.

Date: **JUNE 7, 2024**
 Sheriff No. **24000707**
 Court Case No. **2023-5578**

Prop Location: 39 KELLEY ROAD a/k/a 39 KELLEY DRIVE CANONSBURG, PA 15317

PNC BANK, NATIONAL ASSOCIATION s/b/m to **vs** **MATTHEW J. KASPER AND JENNIFER E. KASPER**
NATIONAL CITY BANK

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JUNE 7, 2024**
 Sheriff No. **24000374**
 Court Case No. **2023-5991**

Prop Location: **389 RURAL VALLEY ROAD CLAYSVILLE, PA 15323**

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

vs CODY D. PHILLIPS AND LAUREN M. PHILLIPS

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REAL ESTATE CONTINUED SALE	\$20.00																																																																																																										
COPIES OF WRIT	\$12.00																																																																																																										
OTHER/POUNDAGE	\$4,411.96																																																																																																										
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Principal Amt	\$220,598.22																																																																																																										
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **JUNE 7, 2024**
 Sheriff No. **24000716**
 Court Case No. **2023-6089**

Prop Location: **85 LOW HILL ROAD BROWNSVILLE, PA 15417**

PENNSYLVANIA EQUITY RESOURCES INC.

vs CAMERON MICK

<table style="width: 100%; border-collapse: collapse;"> <tr><td>DEPUTIES EDUCATION FUND</td><td style="text-align: right;">\$20.00</td></tr> <tr><td>LEVY ON EACH PARCEL</td><td style="text-align: right;">\$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;">\$15.00</td></tr> <tr><td>COPIES OF COST SHEETS</td><td style="text-align: right;">\$4.00</td></tr> <tr><td>COST OF SALE-REAL ESTATE</td><td style="text-align: right;">\$10.00</td></tr> <tr><td>DEED</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>DISTRIBUTION SHEET PREPARATION</td><td style="text-align: right;">\$25.00</td></tr> <tr><td>REAL ESTATE RECEIVE, DOCKET & RET</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>TAX SEARCH - CLAIM</td><td style="text-align: right;">\$5.00</td></tr> <tr><td>TAX SEARCH - TREASURER</td><td style="text-align: right;">\$10.00</td></tr> <tr><td>ADVERTISING - OBSERVER</td><td style="text-align: right;">\$279.20</td></tr> <tr><td>COPY OF WRIT</td><td style="text-align: right;">\$6.00</td></tr> <tr><td>OTHER/POUNDAGE</td><td style="text-align: right;">\$1,919.05</td></tr> <tr><td>SALE AUCTION FEE</td><td style="text-align: right;">\$250.00</td></tr> <tr><td>POSTAGE</td><td style="text-align: right;">\$4.00</td></tr> <tr><td>MILEAGE</td><td style="text-align: right;">\$31.49</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$2,680.74</td></tr> <tr><td colspan="2" style="text-align: center;">Liens</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	DEPUTIES EDUCATION FUND	\$20.00	LEVY ON EACH PARCEL	\$15.00	POSTER & HANDBILL FOR EACH PARCEL	\$15.00	PREPARE ADD FOR EACH PARCEL	\$15.00	PROTHONOTARY	\$12.00	SERVING & POSTING - REAL PROPERTY	\$15.00	COPIES OF COST SHEETS	\$4.00	COST OF SALE-REAL ESTATE	\$10.00	DEED	\$30.00	DISTRIBUTION SHEET PREPARATION	\$25.00	REAL ESTATE RECEIVE, DOCKET & RET	\$15.00	TAX SEARCH - CLAIM	\$5.00	TAX SEARCH - TREASURER	\$10.00	ADVERTISING - OBSERVER	\$279.20	COPY OF WRIT	\$6.00	OTHER/POUNDAGE	\$1,919.05	SALE AUCTION FEE	\$250.00	POSTAGE	\$4.00	MILEAGE	\$31.49	Total:	\$2,680.74	Liens																		<table style="width: 100%; border-collapse: collapse;"> <tr><td>Principal Amt</td><td style="text-align: right;">\$95,952.72</td></tr> <tr><td>Interest</td><td style="text-align: right;">3,263.56</td></tr> <tr><td>Attorney Fees</td><td> </td></tr> <tr><td>PRO</td><td style="text-align: right;">163.75</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>SATISFACTION</td><td style="text-align: right;">99,380.03</td></tr> <tr><td>Poundage 1,919.05</td><td rowspan="2" style="text-align: right; vertical-align: middle;">2,680.74</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;">\$2,680.74</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;">102,060 77</td></tr> <tr><td> </td><td> </td></tr> </table>	Principal Amt	\$95,952.72	Interest	3,263.56	Attorney Fees		PRO	163.75							SATISFACTION	99,380.03	Poundage 1,919.05	2,680.74	Sheriff Cost	Sheriff Cost & Taxes & Lien		Poundage		Total 1st Column	\$2,680.74	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	102,060 77		
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **JUNE 7, 2024**
 Sheriff No. **24000714**
 Court Case No. **2023-7191**

Prop Location: **60 SOUTH BRIDGE ROAD PROSPERITY, PA 15329**

PNC BANK, NATIONAL ASSOCIATION

vs MARK SARSFIELD

<table style="width: 100%; border-collapse: collapse;"> <tr><td>DEPUTIES EDUCATION FUND</td><td style="text-align: right;">\$40.00</td></tr> <tr><td>LEVY ON EACH PARCEL</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>POSTER & HANDBILL FOR EACH PARCEL</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>PREPARE ADD FOR EACH PARCEL</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>PROTHONOTARY</td><td style="text-align: right;">\$12.00</td></tr> <tr><td>SERVING & POSTING - REAL PROPERTY</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>COPIES OF COST SHEETS</td><td style="text-align: right;">\$4.00</td></tr> <tr><td>COST OF SALE-REAL ESTATE</td><td style="text-align: right;">\$10.00</td></tr> <tr><td>DEED</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>DISTRIBUTION SHEET PREPARATION</td><td style="text-align: right;">\$25.00</td></tr> <tr><td>REAL ESTATE RECEIVE, DOCKET & RET</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>TAX SEARCH - CLAIM</td><td style="text-align: right;">\$5.00</td></tr> <tr><td>TAX SEARCH - TREASURER</td><td style="text-align: right;">\$10.00</td></tr> <tr><td>ADVERTISING - OBSERVER</td><td style="text-align: right;">\$279.20</td></tr> <tr><td>COPIES OF WRIT</td><td style="text-align: right;">\$12.00</td></tr> <tr><td>OTHER/POUNDAGE</td><td style="text-align: right;">\$4,595.59</td></tr> <tr><td>SALE AUCTION FEE</td><td style="text-align: right;">\$250.00</td></tr> <tr><td>DOMESTIC RELATIONS</td><td style="text-align: right;">\$2,542.20</td></tr> <tr><td>MILEAGE</td><td style="text-align: right;">\$26.10</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$7,931.09</td></tr> <tr><td colspan="2" style="text-align: center;">Liens</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	DEPUTIES EDUCATION FUND	\$40.00	LEVY ON EACH PARCEL	\$15.00	POSTER & HANDBILL FOR EACH PARCEL	\$15.00	PREPARE ADD FOR EACH PARCEL	\$15.00	PROTHONOTARY	\$12.00	SERVING & POSTING - REAL PROPERTY	\$30.00	COPIES OF COST SHEETS	\$4.00	COST OF SALE-REAL ESTATE	\$10.00	DEED	\$30.00	DISTRIBUTION SHEET PREPARATION	\$25.00	REAL ESTATE RECEIVE, DOCKET & RET	\$15.00	TAX SEARCH - CLAIM	\$5.00	TAX SEARCH - TREASURER	\$10.00	ADVERTISING - OBSERVER	\$279.20	COPIES OF WRIT	\$12.00	OTHER/POUNDAGE	\$4,595.59	SALE AUCTION FEE	\$250.00	DOMESTIC RELATIONS	\$2,542.20	MILEAGE	\$26.10	Total:	\$7,931.09	Liens																		<table style="width: 100%; border-collapse: collapse;"> <tr><td>Principal Amt</td><td style="text-align: right;">\$229,779.25</td></tr> <tr><td>Interest</td><td style="text-align: right;">6,707.74</td></tr> <tr><td>Attorney Fees</td><td> </td></tr> <tr><td>PRO</td><td style="text-align: right;">239.62</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>SATISFACTION</td><td style="text-align: right;">236,726.61</td></tr> <tr><td>Poundage 4,595.59</td><td rowspan="2" style="text-align: right; vertical-align: middle;">7,931.09</td></tr> <tr><td>Sheriff Cost</td></tr> <tr><td>Sheriff Cost & Taxes & Lien</td><td rowspan="2"> </td></tr> <tr><td>Poundage</td></tr> <tr><td>Total 1st Column</td><td style="text-align: right;">\$7,931.09</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> </td><td> </td></tr> <tr><td>Total Taxes and Liens</td><td> </td></tr> <tr><td>Grand Total</td><td style="text-align: right;">244,657 70</td></tr> <tr><td> </td><td> </td></tr> </table>	Principal Amt	\$229,779.25	Interest	6,707.74	Attorney Fees		PRO	239.62							SATISFACTION	236,726.61	Poundage 4,595.59	7,931.09	Sheriff Cost	Sheriff Cost & Taxes & Lien		Poundage	Total 1st Column	\$7,931.09	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	244,657 70		
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date:

JUNE 7, 2024

Sheriff No.

24000880

Court Case No.

2023-7365

Prop Location: **60 WISETOWN ROAD CHARLEROI, PA 15022**

AJAX MORTGAGE LOAN TRUST 2023-B

vs STEVEN L. PRENTICE

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