

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **PORTNOFF LAW ASSOCIATES, LTD**

Date: **JUN 6, 2025**

Sheriff No. **24002546**

Court Case No. **2014-3426**

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

CITY OF WASHINGTON

vs RICHARD I. CLEMENS AND MARCY L. CLEMENS

DEPUTIES EDUCATION FUND	\$60.00	Principal Amt	\$1,992.75
LEVY ON EACH PARCEL	\$15.00	Interest	1,145.83
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	165.59
PROTHONOTARY	\$12.00	FEES	885.00
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	4,189.17
TAX SEARCH - TREASURER	\$10.00	Poundage 62.57	4,711.41
ADVERTISING - OBSERVER	\$222.88	Sheriff Cost	
REAL ESTATE CONTINUED SALES	\$60.00	Sheriff Cost & Taxes & Lien	
SALE AUCTION FEE	\$250.00	Poundage	
COPY OF WRIT	\$6.00		
WASHINGTON CITY SOLID WASTE	\$330.00		
WASHINGTON CITY TAX	\$1,282.48		
WASHINGTON SCHOOL TAX	\$98.05		
WASHINGTON CO TAX	\$117.17		
TAX CLAIM - WASHINGTON COUNTY	\$1,349.57		
POUNDAGE	\$62.57		
WASHINGTON-E WASHINGTON JT AUTH	\$403.60		
DEMO/REHAB FUND	\$250.00		
MILEAGE	\$18.09		
Total:	\$4,711.41	Total 1 st Column	\$4,711.41
		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	8,900 58

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: JUN 6, 2025
Sheriff No. 24003480
Court Case No. 2015-6912

Prop Location: **21 ELICH ROAD BURGETTSTOWN, PA 15021**

WELLS FARGO BANK, N.A.

vs JACLYN ELICH

DEPUTIES EDUCATION FUND	\$40.00
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	\$224.63
REAL ESTATE CONTINUED SALES	\$40.00
POUNDAGE	\$2,365.82
SALE AUCTION FEE	\$250.00
WASHINGTON CO TAX	\$224.09
DEMO/REHAB FUND	\$250.00
MILEAGE	\$50.92
Total:	\$3,631.46
Liens	

Principal Amt		\$118,291.17
Interest		66,382.85
Attorney Fees		
PRO		2,718.86
SATISFACTION		187,392.88
Poundage	2,365.82	3,631.46
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		\$3,631.46
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	191,024	34

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **JUN 6, 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

DEPUTIES EDUCATION FUND	\$120.00	Principal Amt	\$126,237.19
LEVY ON EACH PARCEL	\$15.00	Interest	1,909.00
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	129,512.03
TAX SEARCH - TREASURER	\$10.00	Poundage	2,524.74
ADVERTISING - OBSERVER	\$244.02	Sheriff Cost	6,232.48
COPY OF WRIT EACH	\$24.00	Sheriff Cost & Taxes & Lien	
POUNDAGE	\$2,524.74	Poundage	
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:	\$6,232.48	Total 1 st Column	\$6,232.48
		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	135,744 51

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **FRIEDMAN VARTOLO LLP**

Date: **JUN 6, 2025**

Sheriff No. **25000175**

Court Case No. **2022-1861**

Prop Location: **284 SWAGLER ROAD SCENERY HILL, PA 15360**

**U.S. BANK TRUST NATIONAL ASSOCIATION, As
Trustee of the Igloo Series IV Trust**

**vs DEBRA S. BROWN AND JOSEPH STANLEY
BROWN**

DEPUTIES EDUCATION FUND	\$60.00	Principal Amt	\$47,510.23
LEVY ON EACH PARCEL	\$15.00	Interest	N/A
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	310.62
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	47,820.85
TAX SEARCH - TREASURER	\$10.00	Poundage 950.20	10,390.55
ADVERTISING - OBSERVER	\$309.11	Sheriff Cost	
REAL ESTATE CONTINUED SALES	\$40.00	Sheriff Cost & Taxes & Lien	
COPIES OF WRIT	\$12.00	Poundage	
POUNDAGE	\$950.20		
SALE AUCTION FEE	\$250.00		
POSTAGE	\$8.00		
WASHINGTON CO TAX	\$199.50		
PIGEON CREEK SANITARY AUTHORITY	\$7,921.80		
DEMO/REHAB FUND	\$250.00		
MILEAGE	\$188.94		
Total:	\$10,390.55	Total 1 st Column	\$10,390.55
		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	58,211 40

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: JUN 6, 2025

Sheriff No. **25000903**

Court Case No. **2022-3213**

Prop Location: **172 COAL BLUFF ROAD, FINLEYVILLE, PA 15332**

**CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK
OF PENNSYLVANIA**

**vs MARY HULLEY KARLEK, Personal
Representative of the Estate of OLGA R.
HULLEY, DECEASED**

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	\$291.66
COPIES OF WRIT	\$12.00
POUNDAGE	\$2,804.10
SALE AUCTION FEE	\$250.00
DEMO/REHAB FUND	\$250.00
POSTAGE	\$4.00
MILEAGE	\$48.24
Total:	\$3,886.00
Liens	

Principal Amt		\$140,205.10
Interest		3,365.30
Attorney Fees		
PRO		290.81
SATISFACTION		143,861.32
Poundage	2,804.10	3,886.00
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		\$3,886.00
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	147,747	32

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **McCABE, WEISBERG & CONWAY**

Date:

JUN 6, 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	Principal Amt	\$195,702.11
LEVY ON EACH PARCEL	\$15.00	Interest	22,132.96
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	\$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	217,835.07
TAX SEARCH - TREASURER	\$10.00	Poundage 3,914.04	5,066.23
ADVERTISING - OBSERVER	\$261.47	Sheriff Cost	
REAL ESTATE CONTINUED SALE	\$20.00	Sheriff Cost & Taxes & Lien	
POUNDAGE	\$3,914.04	Poundage	
SALE AUCTION FEE	\$250.00		
DEMO/REHAB FUND	\$250.00		
MILEAGE	\$144.72		
Total:	\$5,066.23	Total 1 st Column	\$5,066.23
		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	222,901 30

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **ALBERTELLI LAW**

Date: **JUN 6, 2025**
 Sheriff No. **25000066**
 Court Case No. **2023-2212**

Prop Location: **85 WILLOWBROOK LANE WASHINGTON, PA 15301**

U.S. BANK NATIONAL ASSOCIATION, ET AL

**vs UNKNOWN HEIRS, Devisees and Personal
 Representatives and any of the Successors in
 right, title and interest to CAROL A. SHOMAN,
 Deceased Mortgagor and Owner**

DEPUTIES EDUCATION FUND	\$80.00	Principal Amt	\$96,884.68
LEVY ON EACH PARCEL	\$15.00	Interest	4,907.23
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	293.40
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$60.00		
COPIES OF COST SHEETS	\$4.00		
COST OF SALE-REAL ESTATE	\$10.00		
DEED	\$30.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00		
TAX SEARCH - CLAIM	\$5.00	SATISFACTION	102,085.31
TAX SEARCH - TREASURER	\$10.00	Poundage 1,937.69	4,206.08
ADVERTISING - OBSERVER	\$398.93	Sheriff Cost	
REAL ESTATE CONTINUED SALES	\$40.00	Sheriff Cost & Taxes & Lien	
COPIES OF WRIT	\$24.00	Poundage	
POUNDAGE	\$1,937.69		
SALE AUCTION FEE	\$250.00		
WASHINGTON COUNTY	\$307.40		
WASHINGTON-E WASHINGTON JT AUTH	\$677.94		
DEMO/REHAB FUND	\$250.00		
MILEAGE	\$24.12		
Total:	\$4,206.08	Total 1 st Column	\$4,206.08
		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	106,291 39

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **JUN 6, 2025**

Sheriff No. **24001166**

Court Case No. **2023-2343**

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

STOCKTON MORTGAGE CORPORATION

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

DEPUTIES EDUCATION FUND	\$20.00	Principal Amt	\$119,754.67
LEVY ON EACH PARCEL	\$30.00	Interest	8,742.36
POSTER & HANDBILL FOR EACH PARCEL	\$30.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$30.00	PRO	589.28
SERVING & POSTING - REAL PROPERTY	\$15.00		
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	\$307.73		
REAL ESTATE CONTINUED SALES	\$120.00		
POUNDAGE	\$2,395.09	SATISFACTION	129,086.31
SALE AUCTION FEE	\$250.00	Poundage	2,395.09
CANONSBURG BOROUGH TAX	\$977.72	Sheriff Cost	5,261.54
CANON-MCMILLAN SCHOOL DIST-CBG	\$30.36	Sheriff Cost & Taxes & Lien	
CANONSBURG BOROUGH TAX	\$678.25	Poundage	
COST OF SALE- PERSONAL PROPERTY	\$15.00		
DEED	\$30.00		
PROTHONOTARY	\$12.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
DEMO/REHAB FUND	\$250.00		
MILEAGE	\$11.39		
Total:	\$5,261.54	Total 1 st Column	\$5,261.54
		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	134,347 85

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JUN 6, 2025**

Sheriff No. **25000310**

Court Case No. **2023-4254**

Prop Location: **132 HIGHLAND AVENUE AKA 132-134 HIGHLAND AVENUE WASHINGTON, PA 15301**

PENNYMAC LOAN SERVICES LLC

vs EUGENE WASHINGTON, JR.

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$110,034.77
LEVY ON EACH PARCEL	\$15.00	Interest	1,294.65
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	211.15
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	111,539.80
TAX SEARCH - TREASURER	\$10.00	Poundage 2,200.70	8,119.95
ADVERTISING - OBSERVER	\$261.47	Sheriff Cost	
REAL ESTATE CONTINUED SALE	\$20.00	Sheriff Cost & Taxes & Lien	
COPY OF WRIT	\$6.00	Poundage	
POUNDAGE	\$2,200.70		
SALE AUCTION FEE	\$250.00		
POSTAGE	\$4.00		
WASHINGTON CITY SOLID WASTE	\$3,199.79		
WASHINGTON CO TAX	\$271.43		
WASHINGTON-E WASHINGTON JT AUTH	\$718.50		
WASHINGTON CITY SOLID WASTE	\$700.00		
DEMO/REHAB FUND	\$250.00		
MILEAGE	\$12.06		
Total:	\$8,119.95	Total 1 st Column	\$8,119.95
		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	119,659 75

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **ALBERTELLI LAW**

Date: **JUN 6, 2025**

Sheriff No. **25001022**

Court Case No. **2023-6669**

Prop Location: **115 CENTER STREET MILLSBORO, PA 15348**

NATIONSTAR MORTGAGE, LLC

**vs UNKNOWN HEIRS, Successors, Assigns and all
Persons, Firms, or Associations Claiming Right,
Title or Interest From or Under MARY M.
SULLENBERGER and MARTIN SULLENBERGER,
Deceased Mortgagors and Owners**

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$54,908.93
LEVY ON EACH PARCEL	\$15.00	Interest	776.58
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	339.03
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	56,024.54
TAX SEARCH - TREASURER	\$10.00	Poundage 1,098.18	2,211.94
ADVERTISING - OBSERVER	\$315.48	Sheriff Cost	
COPIES OF WRIT	\$12.00	Sheriff Cost & Taxes & Lien	
POUNDAGE	\$1,098.18	Poundage	
SALE AUCTION FEE	\$250.00		
POSTAGE	\$4.00		
DEMO/REHAB FUND	\$250.00		
MILEAGE	\$56.28		
Total:	\$2,211.94	Total 1 st Column	\$2,211.94
		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	58,236 48

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **ALBERTELLI LAW**

Date: **JUN 6, 2025**
Sheriff No. **25001016**
Court Case No. **2024-577**

Prop Location: **102 BROOKE DRIVE, VENETIA, PA 15367**

**U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, ET AL**

**vs JOYCE LYN DIETRICH a/k/a JOYCE L. DIETRICH
heirs, ET AL**

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$130,643.64
LEVY ON EACH PARCEL	\$15.00	Interest	2,899.80
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	293.61
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	133,837.05
TAX SEARCH - CLAIM	\$5.00	Poundage	2,612.87
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	8,230.75
ADVERTISING - OBSERVER	\$267.84	Sheriff Cost & Taxes & Lien	
COPIES OF WRIT	\$12.00	Poundage	
POUNDAGE	\$2,612.87		
SALE AUCTION FEE	\$250.00		
POSTAGE	\$4.00		
DEMO/REHAB FUND	\$250.00		
PETERS TOWNSHIP SANITARY AUTH	\$1,923.12		
PETERS TOWNSHIP MUN TAX	\$229.67		
PETERS TWP TRASH	\$2,411.03		
MILEAGE	\$44.22		
Total:	\$8,230.75	Total 1 st Column	\$8,230.75
		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	142,067 80

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **JUN 6, 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	2,125.44
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	64,813.02
TAX SEARCH - TREASURER	\$10.00	Poundage 1,247.88	5,189.36
ADVERTISING - OBSERVER	\$363.20	Sheriff Cost	
REAL ESTATE CONTINUED SALE	\$80.00	Sheriff Cost & Taxes & Lien	
POUNDAGE	\$1,247.88	Poundage	
SALE AUCTION FEE	\$250.00		
POSTAGE	\$4.00		
WASHINGTON CITY SOLID WASTE	\$2,600.31		
WASHINGTON CO TAX	\$196.94		
DEMO/REHAB FUND	\$250.00		
MILEAGE	\$6.03		
Total:	\$5,189.36	Total 1 st Column	\$5,189.36
		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	70,002 38

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LEOPOLD & ASSOCIATES PLLC**

Date: JUN 6, 2025

Sheriff No. **25000662**

Court Case No. **2024-2820**

Prop Location: **105 BEBOUT ROAD VENETIA, PA 15367**

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

**vs UNKNOWN HEIRS, Successors, Assigns and All
Persons, Firms or Associations Claiming Right,
Title or Interest From or Under ROBERT
BRADLEY DONNELLY a/k/a ROBERT B.
DONNELLY, Deceased**

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	\$332.93
REAL ESTATE CONTINUED SALE	\$20.00
COPIES OF WRIT	\$12.00
POUNDAGE	\$2,355.65
SALE AUCTION FEE	\$250.00
PETERS TOWNSHIP MUN TAX	\$134.13
PETERS TWP TRASH	\$1,031.56
DEMO/REHAB FUND	\$250.00
MILEAGE	\$44.22
Total:	\$4,656.49
Liens	

Principal Amt		\$117,782.43
Interest		N/A
Attorney Fees		
PRO		217.25
SATISFACTION		117,999.68
Poundage	2,355.65	4,656.49
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		\$4,656.49
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	122,656	17

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: FRIEDMAN VARTOLO LLP

Prop Location: 668 1/2 ADDISON STREET WASHINGTON, PA 15301

Date: JUN 6, 2025
Sheriff No. 25000905
Court Case No. 2024-3395

U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL vs GDC INVESTMENTS LLC

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$98,721.37
LEVY ON EACH PARCEL	\$15.00	Interest	2,061.21
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	\$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	100,782.58
TAX SEARCH - CLAIM	\$5.00	Poundage	1,974.43
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	4,371.41
ADVERTISING - OBSERVER	\$255.93	Sheriff Cost & Taxes & Lien	
COPY OF WRIT	\$6.00	Poundage	
POUNDAGE	\$1,974.43		
SALE AUCTION FEE	\$250.00		
POSTAGE	\$4.00		
WASHINGTON- E WASH JT AUTH	\$456.28		
DEMO/REHAB FUND	\$250.00		
WASHINGTON CITY SOLID WASTE	\$918.62		
MILEAGE	\$30.15		
Total:	\$4,371.41	Total 1 st Column	\$4,371.41
		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	105,154 16

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: ALBERTELLI LAW

Date: JUN 6, 2025
Sheriff No. 25001020
Court Case No. 2024-3845

Prop Location: 545 PARK AVENUE, MONONGAHELA, PA 15063

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, ET AL vs UNKNOWN HEIRS, Successors, Assigns, and all Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under ANN JORDAN, Deceased Mortgagor and Owner

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$167,139.69
LEVY ON EACH PARCEL	\$15.00	Interest	5,658.82
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	272.99
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	173,071.50
REAL ESTATE RECEIVE, DOCKET & RET	\$15.00	Poundage 3,342.79	4,464.47
TAX SEARCH - CLAIM	\$5.00	Sheriff Cost	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost & Taxes & Lien	
ADVERTISING - OBSERVER	\$315.48	Poundage	
COPIES OF WRIT	\$12.00		
POUNDAGE	\$3,342.79		
SALE AUCTION FEE	\$250.00	Total 1 st Column	\$4,464.47
POSTAGE	\$4.00	TAXES	
DEMO/REHAB FUND	\$250.00	THIRD PARTY PURHCASER: REAL ESTATE TRANSFER	
MILEAGE	\$64.20	TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
Total:	\$4,464.47	FAIR MARKET VALUE:	
Liens			
		Total Taxes and Liens	
		Grand Total	177,535 97

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **JUN 6, 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	Principal Amt	\$88,592.47
LEVY ON EACH PARCEL	\$15.00	Interest	1,659.84
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	238.56
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	90,490.87
TAX SEARCH - CLAIM	\$5.00	Poundage	1,771.85
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	4,066.89
ADVERTISING - OBSERVER	\$232.11	Sheriff Cost & Taxes & Lien	
POUNDAGE	\$1,771.85	Poundage	
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:	\$4,066.89	Total 1 st Column	\$4,066.89
		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	94,557 76

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date:

JUN 6, 2025

Sheriff No.

24003465

Court Case No.

2024-5184

Prop Location: **207 LINDEN ROAD CANONSBURG, PA 15317**

CFS BANK, a federally chartered savings bank

vs DAVID A. CUSHEY

DEPUTIES EDUCATION FUND	\$40.00
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	\$236.54
REAL ESTATE CONTINUED SALE	\$20.00
COPIES OF WRIT	\$18.00
POUNDAGE	\$5,440.68
SALE AUCTION FEE	\$250.00
DEMO/REHAB FUND	\$250.00
MILEAGE	\$22.78
Total:	\$6,464.00
Liens	

Principal Amt		\$272,033.97
Interest		7,276.00
Attorney Fees		
PRO		N/A
FEES		11,553.33
SATISFACTION		290,863.30
Poundage	5,440.68	6,464.00
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		\$6,464.00
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	297,327	30

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **POWERS KIRN, LLC**

Date: JUN 6, 2025

Sheriff No. **25000908**

Court Case No. **2024-6396**

Prop Location: **3140 JEFFERSON AVENUE WASHINGTON, PA 15301**

SERVBANK, SB

**vs CHRISTOPHER L. JOHNSON a/k/a CHRISTOPHER
JOHNSON AND BRIANNA MOORE**

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	\$255.93
COPIES OF WRIT	\$24.00
POUNDAGE	\$3,082.43
SALE AUCTION FEE	\$250.00
DEMO/REHAB FUND	\$250.00
MILEAGE	\$24.12
Total:	\$4,147.48
Liens	

Principal Amt		\$154,121.40
Interest		2,508.66
Attorney Fees		
PRO		335.12
SATISFACTION		156,965.18
Poundage	3,082.43	4,147.48
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		\$4,147.48
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	161,112	66

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date:

JUN 6, 2025

Sheriff No.

25001001

Court Case No.

2024-6869

Prop Location: **174 ADAMSON ROAD MARIANNA, PA 15345**

LOANDEPOT.COM, LLC

vs THOMAS SCHUBERT

DEPUTIES EDUCATION FUND	\$20.00
LEVY ON EACH PARCEL	\$30.00
POSTER & HANDBILL FOR EACH PARCEL	\$30.00
PREPARE ADD FOR EACH PARCEL	\$30.00
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	\$244.02
COPY OF WRIT	\$6.00
POUNDAGE	\$7,172.00
SALE AUCTION FEE	\$250.00
POSTAGE	\$4.00
DEMO/REHAB FUND	\$250.00
MILEAGE	\$21.44
Total:	\$8,628.71
Liens	

Principal Amt		\$358,600.33
Interest		3,138.80
Attorney Fees		
PRO		298.38
SATISFACTION		362,037.51
Poundage	7,172.00	8,628.71
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 st Column		\$8,628.71
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	370,676	22

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date:

JUN 6, 2025

Sheriff No.

25000928

Court Case No.

2024-7503

Prop Location: **6 BROWARSKY BOULEVARD AVELLA, PA 15312**

U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL vs BONNIE McKEE

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$64,938.57
LEVY ON EACH PARCEL	\$15.00	Interest	2,014.95
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	320.94
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	67,274.04
TAX SEARCH - CLAIM	\$5.00	Poundage 1,298.77	2,372.14
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$254.93	Sheriff Cost & Taxes & Lien	
POUNDAGE	\$1,298.77	Poundage	
SALE AUCTION FEE	\$250.00		
POSTAGE	\$4.00		
DEMO/REHAB FUND	\$250.00		
MILEAGE	\$88.44		
Total:	\$2,372.14	Total 1 st Column	\$2,372.14
		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	69,646 18

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: JUN 6, 2025

Sheriff No. **25000914**

Court Case No. **2024-8258**

Prop Location: **224 CHERRY VALLEY ROAD McDONALD, PA 15057**

REAL TIME RESOLUTIONS, INC

vs MELISSA DAMI a/k/a MELISSA A. DAMI

DEPUTIES EDUCATION FUND	\$40.00		Principal Amt	\$91,251.05		
LEVY ON EACH PARCEL	\$30.00		Interest	1,710.00		
POSTER & HANDBILL FOR EACH PARCEL	\$30.00		Attorney Fees			
PREPARE ADD FOR EACH PARCEL	\$30.00		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		93,217.67			
TAX SEARCH - TREASURER	\$10.00		Poundage	1,825.02	3,234.31	
ADVERTISING - OBSERVER	\$291.66		Sheriff Cost			
POUNDAGE	\$1,825.02		Sheriff Cost & Taxes & Lien			
SALE AUCTION FEE	\$250.00		Poundage			
POSTAGE	\$4.00					
MOUNT PLEASANT TOWNSHIP	\$294.39					
DEMO/REHAB FUND	\$250.00					
MILEAGE	\$48.24					
Total: \$3,234.31		Total 1 st Column \$3,234.31				
		TAXES				
		THIRD PARTY PURHCASER: REAL ESTATE TRANSFER				
		TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)				
Liens		FAIR MARKET VALUE:				
</						