

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: PORTNOFF LAW ASSOCIATES, LTD

Date: **MAR 1, 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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Attorney: **McCABE, WEISBERG & CONWAY**

Date: **MAR 1, 2024**  
 Sheriff No. **24000121**  
 Court Case No. **2015-2479**

Prop Location: **30 PARK MANOR PLACE DONORA, PA 15033**

**CITIZENS BANK OF PENNSYLVANIA**

**vs ANY AND ALL UNKNOWN HEIRS, Successors,  
 Assigns and All Persons, Firms or Associations  
 Claiming Right, Title, or Interest from or under  
 VERNA KOVALAK, Deceased Mortgagor and  
 Last Real Owner, ET AL**

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Attorney: **LOGS LEGAL GROUP LLP**

Date: **MAR 1, 2024**  
 Sheriff No. **23001395**  
 Court Case No. **2017-4387**

Prop Location: **142 NORTH STREET McDONALD, PA 15057**

**MADISON REVOLVING TRUST 2017**

**vs BETH HOLLY CANNON**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **PURCELL KRUG & HALLER**

Date: **MAR 1, 2024**  
 Sheriff No. **23002898**  
 Court Case No. **2019-289**

Prop Location: **415 FIRST STREET VESTABURG, PA**

**PENNSYLVANIA HOUSING FINANCE AGENCY**

**vs WILLIAM JOHN NOPWASKEY, JR AND EVA M. NOPWASKEY**

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Attorney: **PORTNOFF LAW ASSOCIATES, LTD**

Date: **MAR 1, 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: **MAR 1, 2024**  
 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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Attorney: **McCABE, WEISBERG & CONWAY**

Date: **MAR 1, 2024**  
 Sheriff No. **23002901**  
 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**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **McCABE, WEISBERG & CONWAY**

Date: **MAR 1, 2024**  
 Sheriff No. **23002641**  
 Court Case No. **2020-1742**

Prop Location: **413 DALLY ROAD COAL CENTER, PA 15423**

**PENNYMAC LOAN SERVICES, LLC**

**vs DARLENE SOWDEN, Known Surviving Heir of  
 WILLIAM S. SOWDEN and UNKNOWN  
 SURVIVING HEIRS OF WILLIAM S. SOWDEN**

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

Date: **MAR 1, 2024**  
 Sheriff No. **23002410**  
 Court Case No. **2020-1806**

Prop Location: **36 SOKOL ROAD FREDERICKTOWN, PA 15333**

**NAVY FEDERAL CREDIT UNION**

**vs PASCAL THIGPEN**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **MAR 1, 2024**  
 Sheriff No. **23001250**  
 Court Case No. **2020-5064**

Prop Location: **120 MITCHELL DRIVE CANONSBURG, PA 15317**

**DEUTSCHE BANK NATIONAL TRUST COMPANY, vs MELISSA R. ALMO**  
**ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **MAR 1, 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: **HLADIK ONORATO AND FEDERMAN, LLP**

Date: **MAR 1, 2024**  
 Sheriff No. **23002388**  
 Court Case No. **2021-5706**

Prop Location: **1145 BRUCE STREET WASHINGTON, PA 15301**

**WILMINGTON SAVINGS FUND SOCIETY, FSB**                      **vs**                      **MARK L. KENNISON**

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

Date: **MAR 1, 2024**  
 Sheriff No. **24000070**  
 Court Case No. **2022-51**

Prop Location: **110 FOREST DRIVE McMURRAY, PA 15317**

**BANK OF NEW YORK MELLON TRUST COMPANY, N.A., As Trustee for Mortgage Assets Management Series I Trust**    **vs**    **UNKNOWN HEIRS OF ROBERT D. FULTON AKA ROBERT DONALD FULTON, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **MAR 1, 2024**  
 Sheriff No. **23003105**  
 Court Case No. **2022-768**

Prop Location: **63 HICKORY STREET ELLSWORTH, PA 15331**

**PENNYMAC LOAN SERVICES LLC**

**vs AMANDA D. SMITH**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **MAR 1, 2024**  
 Sheriff No. **23000435**  
 Court Case No. **2022-1241**

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

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

**vs SHELLY MARIE CRAMER**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **GREENLEE DERRICO POSA, LLC**

Date: **MAR 1, 2024**  
 Sheriff No. **23003214**  
 Court Case No. **2022-2293**

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

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

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Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **MAR 1, 2024**  
 Sheriff No. **24000081**  
 Court Case No. **2022-2556**

Prop Location: **328 CHAPEL ROAD CLAYSVILLE, PA 15323**

**THE HUNTINGTON NATIONAL BANK**

**vs SEAN A. SOUTHERN**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **MAR 1, 2024**  
 Sheriff No. **24000119**  
 Court Case No. **2022-3365**

Prop Location: **272 PARK AVENUE WASHINGTON, PA 15301**

**U.S. BANK NATIONAL ASSOCIATION**

**vs ROBERT C. BARRETT**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **MAR 1, 2024**  
 Sheriff No. **23001805**  
 Court Case No. **2022-4079**

Prop Location: **417 WEST MALDEN DRIVE COAL CENTER, PA 15423**

**PNC BANK, NATIONAL ASSOCIATION**

**vs MELISSA WHITESKUNK AND JACOB DANIEL WHITESKUNK**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **MAR 1, 2024**  
 Sheriff No. **23003111**  
 Court Case No. **2022-6208**

Prop Location: **920 OAK STREET MARIANNA, PA 15345**

**U.S. BANK NATIONAL ASSOCIATION**

**vs JOSEPH E. SAKEL AND SONYA CHRISTINE SAKEL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **MAR 1, 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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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **HILL WALLACK LLP**

Date: **MAR 1, 2024**  
 Sheriff No. **23002886**  
 Court Case No. **2022-6779**

Prop Location: **440 PLEASANT STREET MONONGAHELA, PA 15063**

**JPMORGAN CHASE BANK, N.A.**

**vs UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LINDA A. BOYTIM, DECEASED**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **MAR 1, 2024**  
 Sheriff No. **23000384**  
 Court Case No. **2022-7128**

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

**PENNYMAC LOAN SERVICES, LLC**

**vs DENNIS E. JENKINS AND KIMBERLY S. JENKINS**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **MAR 1, 2024**  
 Sheriff No. **24000079**  
 Court Case No. **2022-7838**

Prop Location: **955 BUENA VISTA STREET WASHINGTON, PA 15301**

**NATIONSTAR MORTGAGE, LLC its successors and assigns vs CHRISTOPHER I. FORCEY**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **POWERS KIRN, LLC**

Date: **MAR 1, 2024**  
 Sheriff No. **23003191**  
 Court Case No. **2022-8754**

Prop Location: **157 IDA AVENUE DONORA, PA 15033**

**WELLS FARGO BANK, N.A. S/B/M WELLS FARGO HOME MORTGAGE, INC.** vs **ELEANOR J. RICHARDSON, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **MAR 1, 2024**  
 Sheriff No. **23002212**  
 Court Case No. **2023-815**

Prop Location: **294 CHUBBIC ROAD CANONSBURG, PA 15317**

**DEUTSCHE BANK NATIONAL TRUST COMPANY,  
 As Trustee for Morgan Stanley ABS Capital I Inc.  
 Trust 2003-NC8**

**vs KAREN ANN KLETCH, In Her Capacity as  
 Administratrix and Heir of The Estate of  
 VINCENT PAUL KLETCH A/K/A VINCENT  
 KLETCH, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: LAW OFFICE OF GREGORY JAVARDIAN, LLC

Date: **MAR 1, 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: **RAS CITRON LLC**

Date: **MAR 1, 2024**  
 Sheriff No. **23003113**  
 Court Case No. **2023-1019**

Prop Location: **518 THIRD STREET CHARLEROI, PA 15022**

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

**vs AUTUMN PIERCE A/K/A AUTUMN L. PIERCE  
 AND MARTHA STEPHENSON**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **MAR 1, 2024**

Sheriff No. **23001248**

Court Case No. **2023-1041**

Prop Location: **186 VIEW AVENUE A/K/A 499 VIEW AVENUE, STRABANE, PA 15363**

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

**vs JAMES E. DEAN A/K/A JAMES DEAN**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **MAR 1, 2024**  
 Sheriff No. **23001744**  
 Court Case No. **2023-1049**

Prop Location: **284 SCOTT LANE VENETIA, PA 15367**

**U.S. BANK NATIONAL ASSOCIATION, as Trustee  
 for American General Mortgage Loan Trust 2009-  
 1, ET AL**

**vs BRIAN CHALFONT, Known Heir of WILLIAM T.  
 CHALFONT, DECEASED, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **MAR 1, 2024**  
 Sheriff No. **23001672**  
 Court Case No. **2023-1188**

Prop Location: **5 MUNNTOWN ROAD EIGHTY-FOUR, PA 15330**

**PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR vs CHARLES B. GUPTON AND KELLY A. GUPTON  
 BY MERGER TO NATIONAL CITY BANK**

DEPUTIES EDUCATION FUND	\$60.00	Principal Amt	\$98,849.48
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	N/A
PROTHONOTARY	\$12.00		
SERVING & POSTING - REAL PROPERTY	\$45.00		
COPY OF COST SHEET	\$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	98,849.48
TAX SEARCH - TREASURER	\$10.00	Poundage 346.23	20,341.66
ADVERTISING - OBSERVER	\$269.44	Sheriff Cost	
REAL ESTATE CONTINUED SALES	\$60.00	Sheriff Cost & Taxes & Lien	
OTHER/POUNDAGE	\$346.23	Poundage	
SALE AUCTION FEE	\$250.00		
TAX CLAIM - WASHINGTON COUNTY	\$1,669.88		
WASHINGTON CO TAX	\$440.24		
PETERS CREEK SANITARY AUTHORITY	\$1,777.15		
RINGGOLD SCHOOL TAX-NOTTINGHAM	\$15,240.21		
MILEAGE	\$27.51		
<b>Total:</b>	<b>\$20,341.66</b>	<b>Total 1<sup>st</sup> Column</b>	<b>\$20,341.66</b>
		<b>TAXES</b>	
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		<b>FAIR MARKET VALUE:</b>	
		<b>Total Taxes and Liens</b>	
		<b>Grand Total</b>	<b>119,191 14</b>

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **MAR 1, 2024**  
 Sheriff No. **24000104**  
 Court Case No. **2023-1204**

Prop Location: **116 LINCOLN AVENUE BENTLEYVILLE, PA 15314**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

**vs MARK E. MILLIGAN**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: HLADIK ONORATO AND FEDERMAN, LLP

Date: **MAR 1, 2024**  
 Sheriff No. **23002561**  
 Court Case No. **2023-1258**

Prop Location:

**TOWD POINT MORTGAGE TRUST 2015-5, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE**      **vs**      **BARBARA LYNN CAIN AND CECIL R. CALLADINE**

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Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **MAR 1, 2024**  
 Sheriff No. **23003188**  
 Court Case No. **2023-1359**

Prop Location:

**U.S. BANK NATIONAL ASSOCIATION, as Trustee  
 for Credit Suisse First Boston Mortgage Securities  
 Corp., ET AL**

**vs SHAUNA McCracken PUPIN, as believed Heir  
 and/or Administrator to the Estate of GARY L.  
 McCracken, AKA GARY McCracken, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **MAR 1, 2024**  
 Sheriff No. **23002903**  
 Court Case No. **2023-1761**

Prop Location: **108 HAZEL STREET BENTLEYVILLE, PA 15314**

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE**      **vs**      **BARBARA M. KEARNS**  
**SERVICING**

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

Date: **MAR 1, 2024**  
 Sheriff No. **24000109**  
 Court Case No. **2023-1807**

Prop Location: **612 HANCOCK STREET MONONGAHELA, PA 15063**

**DOLLAR BANK, FEDERAL SAVINGS BANK**

**vs DOLLIE E. WASHABAUGH**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **HILL WALLACK LLP**

Date: **MAR 1, 2024**  
 Sheriff No. **23002420**  
 Court Case No. **2023-2121**

Prop Location: **33 BETHLEHEM STREET FREDERICKTOWN, PA 15333**

**NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE**      **vs**      **GARY W. WORTMAN**  
**SERVICING**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **MEYER, UNKOVIC & SCOTT LLP**

Date: **MAR 1, 2024**  
 Sheriff No. **24000117**  
 Court Case No. **2023-2207**

Prop Location: **695 MARYLAND AVENUE WASHINGTON, PA 15301**

**WESBANCO BANK, INC.**

**vs CHARLES FULLER, Executor of the ESTATE OF DANIEL E. FULLER, also known as DANIEL EARL FULLER, SR.**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **MAR 1, 2024**  
 Sheriff No. **23003176**  
 Court Case No. **2023-2239**

Prop Location: **435 BLAINE AVENUE CANONSBURG, PA 15317**

**THE HUNTINGTON NATIONAL BANK**

**vs KIMBERLY J. BUCKNER**

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Attorney: **STERN & EISENBERG PC**

Date: **MAR 1, 2024**  
 Sheriff No. **23003116**  
 Court Case No. **2023-2472**

Prop Location: **55 PUMPKIN CENTER ROAD, FINLEYVILLE, PA 15332**

**MORTGAGE ASSETS MANAGEMENT LLC**

**vs ELAINE DEWITT**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **MAR 1, 2024**  
 Sheriff No. **23003190**  
 Court Case No. **2023-2634**

Prop Location: **1023 COLDSTREAM DRIVE CANONSBURG, PA 15317**

**ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, vs JACOB INTERTHAL LLC**

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Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **MAR 1, 2024**  
 Sheriff No. **23003174**  
 Court Case No. **2023-2724**

Prop Location: **185 CALDWELL AVENUE WASHINGTON, PA 15301**

**THE HUNTINGTON NATIONAL BANK**

**vs SHIRLEY A. COSSU AND JOHN J. COSSU**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: TUCKER ARENSBERG, P.C.

Date: **MAR 1, 2024**  
 Sheriff No. **23003118**  
 Court Case No. **2023-2816**

Prop Location: 904-905 OAK STREET MARIANNA, PA 15345

**PNC BANK, NATIONAL ASSOCIATION AND AS SUCCESSOR BY MERGER TO NATIONAL CITY BANK**

**vs LORENZO KEITH HARRIS, As Executor of the ESTATE OF LORENZO B. HARRIS**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LEOPOLD & ASSOCIATES PLLC**

Date: **MAR 1, 2024**  
 Sheriff No. **24000107**  
 Court Case No. **2023-2823**

Prop Location: **520 MCCREA AVENUE DONORA, PA 15033**

**CITIBANK, N.A., ET AL**

**vs ANGELINA MORGAN, Individually and in her capacity as Administratrix of the Estate and Heir of JAMES M. MORGAN, DECEASED**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **MAR 1, 2024**  
 Sheriff No. **23003104**  
 Court Case No. **2023-2945**

Prop Location: **9 LIBERTY AVENUE BURGETTSTOWN, PA 15021**

**PNC BANK, NATIONAL ASSOCIATION**

**vs TODD J. MURRAY**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **PURCELL KRUG & HALLER**

Date: **MAR 1, 2024**  
 Sheriff No. **23003107**  
 Court Case No. **2023-3204**

Prop Location: **317 13TH STREET DONORA, PA 15033**

**PENNSYLVANIA HOUSING FINANCE AGENCY**      **vs**      **BRANDY C. ROSSEY**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **MAR 1, 2024**  
 Sheriff No. **24000116**  
 Court Case No. **2023-3508**

Prop Location: **492 REGENT STREET HOUSTON, PA 15342**

**WELLS FARGO BANK, NATIONAL ASSOCIATION,  
 ET AL**

**vs JASON R. WOOD, In His Capacity as  
 Administrator and Heir of the ESTATE OF  
 CANDICE WOOD A/K/A CANDICE N. WOOD, ET  
 AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: MANLEY DEAS KOCHALSKI LLC

Date: **MAR 1, 2024**  
 Sheriff No. **23003117**  
 Court Case No. **2023-4371**

Prop Location: 341 GROVE AVENUE WASHINGTON, PA 15301

**MIDFIRST BANK**

**vs MELISSA R. MILLER, AKA MELISSA R. PEPPER**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **HILL WALLACK LLP**

Date: **MAR 1, 2024**  
 Sheriff No. **24000122**  
 Court Case No. **2023-5056**

Prop Location: **11 SMITH STREET CHARLEROI, PA 15022**

**SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES vs JESSE ALLEN BASHUR**

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

Date: **MAR 1, 2024**  
 Sheriff No. **23003106**  
 Court Case No. **2023-5058**

Prop Location: **515 CRAIGHEAD STREET CANONSBURG, PA 15317**

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

**vs CHARLES A.J. HALPIN, III, ESQUIRE, Personal  
 Representative of the Estate of Dianna Mae  
 Grabowski a/k/a Diana M. Grabowski a/k/a  
 Dianna M. Grabowski, Deceased**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **MAR 1, 2024**  
 Sheriff No. **24000080**  
 Court Case No. **2023-5563**

Prop Location: **20 OAK GROVE ROAD WASHINGTON, PA 15301**

**CITIZENS BANK, N.A.**

**vs TRAVIS D. MARTIN**

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