

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **FRIEDMAN VARTOLO LLP**

Date:

**MAY 2, 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**

DEPUTIES EDUCATION FUND	\$60.00	Principal Amt	\$138,586.89
LEVY ON EACH PARCEL	\$15.00	Interest	19,249.10
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 & RETURN	\$15.00	SATISFACTION	159,153.84
TAX SEARCH - CLAIM	\$5.00	Poundage 2,771.74	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$261.95	Sheriff Cost & Taxes & Lien	
REAL ESTATE EACH CONTINUED SALE	\$180.00	Poundage	
COPY OF WRIT EACH	\$18.00		
OTHER/POUNDAGE	\$2,771.74		
SALE AUCTION FEE	\$250.00		
MILEAGE	\$35.38		
Total:	\$3,778.07	Total 1 <sup>st</sup> Column	\$3,778.07
		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	\$162,931 91

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **PURCELL KRUG & HALLER**

Date:

**MAY 2, 2025**

Sheriff No.

**25000680**

Court Case No.

**2019-7**

Prop Location: **335 SHIRLS AVENUE WASHINGTON, PA 15301**

**U.S. BANK NATIONAL ASSOCIATION, as Trustee  
for the Pennsylvania Housing Finance Agency**

**vs KIMBERLY A. DECLAIR**

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$60,140.63
LEVY ON EACH PARCEL	\$15.00	Interest	NA
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	1,460.74
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	61,601.37
TAX SEARCH - CLAIM	\$5.00	Poundage 1,202.81	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$285.29	Sheriff Cost & Taxes & Lien	
COPY OF WRIT EACH	\$18.00	Poundage	
OTHER/POUNDAGE	\$1,202.81		
SALE AUCTION FEE	\$250.00		
WASHINGTON CITY SOLID WASTE	\$5,255.19		
WASHINGTON CITY TAX	\$1,266.37		
WASHINGTON CITY SOLID WASTE	\$300.00		
WASHINGTON- E WASHINGTON JOINT AUTHORITY	\$194.13		
MILEAGE	\$12.06		
Total:	\$9,009.85	Total 1 <sup>st</sup> Column	\$9,009.85
		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	\$70,611 22

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **MAY 2, 2025**

Sheriff No. **25000647**

Court Case No. **2021-3376**

Prop Location: **146 EAST COLLEGE STREET CANONSBURG, PA 15317**

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

**vs FRANK E. DETHOMAS, BETH A. KING FKA BETH  
A. DETHOMAS, AND ROBERT F. KING**

DEPUTIES EDUCATION FUND	\$80.00	Principal Amt	\$66,926.31
LEVY ON EACH PARCEL	\$15.00	Interest	20,460.50
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	971.97
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 & RETURN	\$15.00	SATISFACTION	88,358.78
TAX SEARCH - CLAIM	\$5.00	Poundage 1,338.53	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$297.20	Sheriff Cost & Taxes & Lien	
COPY OF WRIT EACH	\$12.00	Poundage	
OTHER/POUNDAGE	\$1,338.53		
SALE AUCTION FEE	\$250.00		
WASHINGTON CO TAX	\$152.85		
CANONSBURG BOROUGH TAX	\$2,145.27		
MILEAGE	\$182.24		
Total:	\$4,674.09	Total 1 <sup>st</sup> Column	\$4,674.09
		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	\$93,032 87

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **McCABE, WEISBERG & CONWAY**

Date: **MAY 2, 2025**

Sheriff No. **24000891**

Court Case No. **2022-69**

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

**CFS15 ALTERNATIVE HOLDINGS, LLC**

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

DEPUTIES EDUCATION FUND	\$100.00	Principal Amt	\$193,488.14
LEVY ON EACH PARCEL	\$15.00	Interest	
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	605.42
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 & RETURN	\$15.00	SATISFACTION	194,093.56
TAX SEARCH - CLAIM	\$5.00	Poundage 2,742.65	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$291.11	Sheriff Cost & Taxes & Lien	
REAL ESTATE EACH CONTINUED SALE	\$140.00	Poundage	
COPY OF WRIT EACH	\$18.00		
OTHER/POUNDAGE	\$2,742.65		
SALE AUCTION FEE	\$250.00		
WASHINGTON- E WASHINGTON JOINT AUTHORITY	\$126.47		
POSTAGE	\$4.00		
WASHINGTON CO TAX	\$332.42		
MILEAGE	\$30.15		
Total:	\$4,265.80	Total 1 <sup>st</sup> Column	\$4,265.80
		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	\$198,359 36

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **McCABE, WEISBERG & CONWAY**

Date:

**MAY 2, 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 &	\$15.00
RETURN	
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
ADVERTISING - OBSERVER	\$261.47
OTHER/POUNDAGE	\$3,914.04
SALE AUCTION FEE	\$250.00
MILEAGE	\$144.72
Total:	\$4,796.23
<b>Liens</b>	

Principal Amt	\$195,702.11	
Interest	21,039.18	
Attorney Fees		
PRO	NA	
SATISFACTION		216,741.29
Poundage	3,914.04	
Sheriff Cost		
Sheriff Cost & Taxes & Lien		
Poundage		
Total 1 <sup>st</sup> Column		\$4,796.23
TAXES		
THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)		
<b>FAIR MARKET VALUE:</b>		
Total Taxes and Liens		
Grand Total	\$221,537	52

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **MAY 2, 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
LEVY ON EACH PARCEL	\$30.00
POSTER & HANDBILL FOR EACH PARCEL	\$30.00
PREPARE ADD FOR EACH PARCEL	\$30.00
SERVING & POSTING - REAL PROPERTY	\$15.00
COPIES OF COST SHEETS	\$4.00
REAL ESTATE RECEIVE, DOCKET & RETURN	\$15.00
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
ADVERTISING - OBSERVER	\$307.73
REAL ESTATE EACH CONTINUED SALE	\$100.00
OTHER/POUNDAGE	\$2,395.09
SALE AUCTION FEE	\$250.00
CANONSBURG BOROUGH TAX	\$977.72
CANON-MCMILLAN SCHOOL DIST- CANONSBURG	\$30.36
CANONSBURG BOROUGH TAX	\$678.25
COST OF SALE- PERSONAL PROPERTY DEED	\$15.00 \$30.00
PROTHONOTARY	\$12.00
DISTRIBUTION SHEET PREPARATION	\$25.00
MILEAGE	\$11.39
Total:	\$4,991.54
<b>Liens</b>	

Principal Amt	\$119,754.67
Interest	8,072.90
Attorney Fees	
PRO	589.28
SATISFACTION \$128,416.85	
Poundage    2,395.09	
Sheriff Cost	
Sheriff Cost & Taxes & Lien	
Poundage	
Total 1 <sup>st</sup> Column \$4,991.54	
TAXES	
THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
<b>FAIR MARKET VALUE:</b>	
Total Taxes and Liens	
Grand Total	\$133,408     39

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **MAY 2, 2025**

Sheriff No. **25000677**

Court Case No. **2023-7230**

Prop Location: **12 FIRST AVENUE BURGETTSTOWN, PA 15021**

**DLJ MORTGAGE CAPITAL INC.**

**vs EDWARD C. TASZ AND HOLLY M. TASZ**

DEPUTIES EDUCATION FUND	\$60.00	Principal Amt	\$155,917.65
LEVY ON EACH PARCEL	\$15.00	Interest	7,466.24
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	816.34
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 &	\$15.00		
RETURN		SATISFACTION	164,200.23
TAX SEARCH - CLAIM	\$5.00	Poundage 3,118.35	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$273.38	Sheriff Cost & Taxes & Lien	
COPY OF WRIT EACH	\$18.00	Poundage	
OTHER/POUNDAGE	\$3,118.35		
SALE AUCTION FEE	\$250.00		
WASHINGTON CO TAX	\$217.00		
MILEAGE	\$76.38		
Total:	\$4,214.11	Total 1 <sup>st</sup> Column	\$4,214.11
		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	\$168,414 34

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **MAY 2, 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	\$28,005.86
LEVY ON EACH PARCEL	\$15.00	Interest	1,555.89
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 & RETURN	\$15.00		
TAX SEARCH - CLAIM	\$5.00		
TAX SEARCH - TREASURER	\$10.00		
ADVERTISING - OBSERVER	\$410.33		
REAL ESTATE EACH CONTINUED SALE	\$60.00	SATISFACTION	\$29,879.53
COPY OF WRIT EACH	\$12.00	Poundage 560.52	
OTHER/POUNDAGE	\$560.52	Sheriff Cost	
SALE AUCTION FEE	\$250.00	Sheriff Cost & Taxes & Lien	
POSTAGE	\$4.00	Poundage	
WASHINGTON CO TAX	\$303.99		
TAX CLAIM - WASHINGTON COUNTY	\$4,697.72		
CANONSBURG BOROUGH TAX	\$629.00		
CANONSBURG BOROUGH TAX	\$776.83		
COST OF SALE-REAL ESTATE	\$10.00		
DISTRIBUTION SHEET PREPARATION	\$25.00		
DEED	\$30.00		
PROTHONOTARY	\$12.00		
MILEAGE	\$22.78		
Total:	\$7,953.17	Total 1 <sup>st</sup> Column	\$7,953.17
		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	\$37,832 70



# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: McCABE, WEISBERG & CONWAY, LLC

Date: **MAY 2, 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	Principal Amt	\$91,008.84
LEVY ON EACH PARCEL	\$15.00	Interest	3,904.56
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	239.53
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	\$95,152.93
TAX SEARCH - CLAIM	\$5.00	Poundage 1,820.18	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$362.69	Sheriff Cost & Taxes & Lien	
REAL ESTATE EACH CONTINUED SALE	\$40.00	Poundage	
OTHER/POUNDAGE	\$1,820.18		
SALE AUCTION FEE	\$250.00		
WASHINGTON- E WASHINGTON JOINT AUTHORITY	\$147.25		
EAST WASHINGTON GARBAGE COLLECTION	\$519.38		
MILEAGE	\$12.06		
Total:	\$3,377.56	Total 1 <sup>st</sup> Column	\$3,377.56
		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	\$98,530 49

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **MAY 2, 2025**  
Sheriff No. **24003590**  
Court Case No. **2024-2347**

Prop Location: **206 LOOKOUT AVENUE CHARLEROI, PA 15022**

**CARRINGTON MORTGAGE SERVICES, LLC** vs **RYAN KRUELL, In His Capacity as Heir of JIMMIE KRUELL, ET AL**

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$47,061.66
LEVY ON EACH PARCEL	\$15.00	Interest	1,116.96
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	336.83
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	\$48,515.45
TAX SEARCH - CLAIM	\$5.00	Poundage 653.51	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$224.63	Sheriff Cost & Taxes & Lien	
REAL ESTATE EACH CONTINUED SALE	\$40.00	Poundage	
COPY OF WRIT EACH	\$18.00		
OTHER/POUNDAGE	\$653.51		
SALE AUCTION FEE	\$250.00		
CHARLEROI BOROUGH TAX	\$644.49		
MILEAGE	\$65.66		
Total:	\$2,122.29	Total 1 <sup>st</sup> Column	\$2,122.29
		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	\$50,637 74

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date:

**MAY 2, 2025**

Sheriff No.

**24001898**

Court Case No.

**2024-2495**

Prop Location: **255 DUNCAN AVENUE WASHINGTON, PA 15301**

**MCLP ASSET COMPANY, INC.**

**vs ESTATE OF LESLIE CHERYL PATTERSON MIMS,  
DECEASED, ET AL**

DEPUTIES EDUCATION FUND	\$80.00	Principal Amt	\$74,589.78
LEVY ON EACH PARCEL	\$15.00	Interest	4,779.84
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	254.93
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 &	\$15.00		
RETURN		SATISFACTION	79,624.55
TAX SEARCH - CLAIM	\$5.00	Poundage 1,491.80	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$245.39	Sheriff Cost & Taxes & Lien	
REAL ESTATE EACH CONTINUED SALE	\$100.00	Poundage	
COPY OF WRIT EACH	\$6.00		
OTHER/POUNDAGE	\$1,491.80		
SALE AUCTION FEE	\$250.00		
POSTAGE	\$4.00		
WASHINGTON- E WASHINGTON JOINT	\$2,124.98		
AUTHORITY			
WASHINGTON CITY SOLID WASTE	\$2,378.15		
PA INCOME TAX LIEN	\$379.79		
MILEAGE	\$24.12		
Total:	\$7,300.23	Total 1 <sup>st</sup> Column	\$7,300.23
		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	\$86,924 78

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: LEOPOLD & ASSOCIATES PLLC

Prop Location: 105 BEBOUT ROAD VENETIA, PA 15367

Date: MAY 2, 2025  
Sheriff No. 25000662  
Court Case No. 2024-2820

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	Principal Amt	\$117,782.43
LEVY ON EACH PARCEL	\$15.00	Interest	NA
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	217.25
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 & RETURN	\$15.00	SATISFACTION	117,999.68
TAX SEARCH - CLAIM	\$5.00	Poundage	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$332.93	Sheriff Cost & Taxes & Lien	
COPY OF WRIT EACH	\$12.00	Poundage	
OTHER	\$2,355.65		
SALE AUCTION FEE	\$250.00		
PETERS TOWNSHIP MUN TAX	\$134.13		
PETERS TWP TRASH	\$1,031.56		
MILEAGE	\$44.22		
Total:	\$4,386.49	Total 1 <sup>st</sup> Column	\$4,386.49
		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	\$122,386 17

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **MAY 2, 2025**  
 Sheriff No. **25000167**  
 Court Case No. **2024-4085**

Prop Location: **511 JOFFRE BULGER ROAD JOFFRE, PA 15053**

**NATIONSTAR MORTGAGE, LLC**

**vs LACY ANN JOHNSON, In Her Capacity as Heir  
of TERRY ANN BAILEY, DECEASED, ET AL**

DEPUTIES EDUCATION FUND	\$80.00
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 &	\$15.00
RETURN	
TAX SEARCH - CLAIM	\$5.00
TAX SEARCH - TREASURER	\$10.00
ADVERTISING - OBSERVER	\$297.20
REAL ESTATE EACH CONTINUED SALE	\$20.00
OTHER/POUNDAGE	\$1,215.11
SALE AUCTION FEE	\$250.00
WASHINGTON CO TAX	\$352.84
MILEAGE	\$101.84
Total:	\$2,517.99
<b>Liens</b>	

Principal Amt	\$60,755.73
Interest	1,398.60
Attorney Fees	
PRO	547.20
SATISFACTION 62,701.53	
Poundage 297.20	
Sheriff Cost	
Sheriff Cost & Taxes & Lien	
Poundage	
Total 1 <sup>st</sup> Column	\$2,517.99
TAXES THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
<b>FAIR MARKET VALUE:</b>	
Total Taxes and Liens	
Grand Total	\$65,219 52

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: KML LAW GROUP, P.C.

Prop Location: 322 EAST BARR STREET McDONALD, PA 15057

Date: MAY 2, 2025  
Sheriff No. 25000179  
Court Case No. 2024-4198

MIDFIRST BANK vs CYNTHIA E. BEST

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$108,373.33
LEVY ON EACH PARCEL	\$15.00	Interest	2,033.43
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	439.60
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	110,843.36
TAX SEARCH - CLAIM	\$5.00	Poundage 2167.47	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$317.05	Sheriff Cost & Taxes & Lien	
REAL ESTATE EACH CONTINUED SALE	\$20.00	Poundage	
COPY OF WRIT EACH	\$12.00		
OTHER/POUNDAGE	\$2,167.47		
SALE AUCTION FEE	\$250.00		
POSTAGE	\$8.00		
McDONALD SEWAGE AUTHORITY	\$644.93		
WASHINGTON CO TAX	\$239.36		
MILEAGE	\$48.24		
Total:	\$3,933.05	Total 1 <sup>st</sup> Column	\$3,933.05
		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	\$114,776 41

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: HLADIK ONORATO AND FEDERMAN, LLP

Date: MAY 2, 2025  
Sheriff No. 25000682  
Court Case No. 2024-4571

Prop Location: 214 WASHINGTON AVENUE HICKORY, PA 15340

U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL vs UNKNOWN HEIRS, Devisees and/or Personal Representative of CHARLES J. BISTARKEY, JR. A/K/A CHARLES BISTARKEY, JR., DECEASED

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$137,891.83
LEVY ON EACH PARCEL	\$15.00	Interest	2,223.46
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	437.27
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 & RETURN	\$15.00	SATISFACTION	140,552.56
TAX SEARCH - CLAIM	\$5.00	Poundage 2,757.84	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$321.02	Sheriff Cost & Taxes & Lien	
COPY OF WRIT EACH	\$12.00	Poundage	
OTHER	\$2,757.84		
SALE AUCTION FEE	\$250.00		
MOUNT PLEASANT TOWNSHIP	\$321.60		
MILEAGE	\$32.16		
Total:	\$3,920.62	Total 1 <sup>st</sup> Column	\$3,920.62
		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	\$144,473 18

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: MANLEY DEAS KOCHALSKI LLC

Date: **MAY 2, 2025**  
Sheriff No. **25000670**  
Court Case No. **2024-5640**

Prop Location: **809 THOMAS STREET MONONGAHELA, PA 15063**

**WELLS FARGO BANK, N.A.** vs **PAULA A. WILLMAN**

DEPUTIES EDUCATION FUND	\$20.00	Principal Amt	\$147,493.63
LEVY ON EACH PARCEL	\$15.00	Interest	4,102.48
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	264.00
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 &	\$15.00		
RETURN		SATISFACTION	151,860.11
TAX SEARCH - CLAIM	\$5.00	Poundage	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$249.56	Sheriff Cost & Taxes & Lien	
COPY OF WRIT EACH	\$12.00	Poundage	
OTHER/POUNDAGE	\$2,949.87		
SALE AUCTION FEE	\$250.00		
MILEAGE	\$32.50		
Total:	\$3,684.93	Total 1 <sup>st</sup> Column	\$3,684.93
		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	\$155,545 04



SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: LAW OFFICE OF GREGORY JAVARDIAN, LLC

Prop Location: 20 INDEPENDENCE ROAD AVELLA, PA 15312

Date: **MAY 2, 2025**  
Sheriff No. **25000652**  
Court Case No. **2024-5915**

**CITIZENS BANK, N.A., S/B/M TO CITIZENS BANK OF PENNSYLVANIA** vs **CHARLES A. J. HALPIN, III, ESQUIRE, Personal Representatives of the Estate of Alfred C. Myers a/k/a Alfred Charles Myers, Jr., Deceased**

DEPUTIES EDUCATION FUND	\$20.00	Principal Amt	\$190,109.66
LEVY ON EACH PARCEL	\$30.00	Interest	5,062.50
POSTER & HANDBILL FOR EACH PARCEL	\$30.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$30.00	PRO	179.00
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 & RETURN	\$15.00	SATISFACTION	195,351.16
TAX SEARCH - CLAIM	\$5.00	Poundage 3,802.19	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$344.84	Sheriff Cost & Taxes & Lien	
COPY OF WRIT EACH	\$6.00	Poundage	
OTHER/POUNDAGE	\$3,802.19		
SALE AUCTION FEE	\$250.00		
TAX CLAIM - WASHINGTON COUNTY	\$2,015.01		
WASHINGTON CO TAX	\$430.60		
AVELLA AREA SCHOOL DISTRICT - DELINQUENT	\$7,706.28		
MILEAGE	\$22.11		
Total:	\$14,813.03	Total 1 <sup>st</sup> Column	\$14,813.03
		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	\$210,164 19

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **POWERS KIRN, LLC**

Prop Location: **3 SHORT STREET ELRAMA, PA 15038**

Date: **MAY 2, 2025**  
Sheriff No. **25000242**  
Court Case No. **2024-6407**

**THE BANK OF NEW YORK MELLON TRUST  
COMPANY, N.A., ET AL**

**vs RANDY P. STORY, As Administrator of the  
Estate of PATRICIA A. STORY a/k/a PATRICIA  
ANN STORY, DECEASED**

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$25,767.16
LEVY ON EACH PARCEL	\$15.00	Interest	517.28
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	265.99
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		
REAL ESTATE RECEIVE, DOCKET & RETURN	\$15.00	SATISFACTION	26,550.43
TAX SEARCH - CLAIM	\$5.00	Poundage 515.34	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$285.29	Sheriff Cost & Taxes & Lien	
REAL ESTATE EACH CONTINUED SALE	\$20.00	Poundage	
COPY OF WRIT EACH	\$18.00		
OTHER/POUNDAGE	\$515.34		
SALE AUCTION FEE	\$250.00		
MILEAGE	\$62.98		
Total:	\$1,377.61	Total 1 <sup>st</sup> Column	\$1,377.61
		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	\$27,928 04

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: MANLEY DEAS KOCHALSKI LLC

Date: **MAY 2, 2025**  
Sheriff No. **25000672**  
Court Case No. **2024-6716**

Prop Location: **32 STADIUM ROAD FREDERICKTOWN, PA 15333**

**WELLS FARGO BANK, N.A.** vs **CHRISTOPHER S. BAUER**

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$83,748.03
LEVY ON EACH PARCEL	\$45.00	Interest	2,225.52
POSTER & HANDBILL FOR EACH PARCEL	\$45.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$45.00	PRO	285.50
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 &	\$15.00		
RETURN		SATISFACTION	86,259.05
TAX SEARCH - CLAIM	\$5.00	Poundage 1,674.96	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$285.29	Sheriff Cost & Taxes & Lien	
COPY OF WRIT EACH	\$18.00	Poundage	
OTHER/POUNDAGE	\$1,674.96		
SALE AUCTION FEE	\$250.00		
MILEAGE	\$68.44		
Total:	\$2,612.69	Total 1 <sup>st</sup> Column	\$2,612.69
		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	\$88,871 74

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date:

**MAY 2, 2025**

Sheriff No.

**25000675**

Court Case No.

**2024-7216**

Prop Location: **341 LOCUST AVENUE WASHINGTON, PA 15301**

**NATIONSTAR MORTGAGE, LLC**

**vs ANDREW M. GAGGIN AND MARK W. GAGGIN**

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$46,778.09
LEVY ON EACH PARCEL	\$15.00	Interest	1,095.54
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	331.01
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 &	\$15.00		
RETURN		SATISFACTION	48,204.64
TAX SEARCH - CLAIM	\$5.00	Poundage 935.56	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost	
ADVERTISING - OBSERVER	\$249.56	Sheriff Cost & Taxes & Lien	
COPY OF WRIT EACH	\$12.00	Poundage	
OTHER/POUNDAGE	\$935.56		
SALE AUCTION FEE	\$250.00		
WASHINGTON- E WASHINGTON JOINT	\$840.05		
AUTHORITY			
WASHINGTON CITY SOLID WASTE	\$1,821.62		
MILEAGE	\$29.48		
Total:	\$4,364.27	Total 1 <sup>st</sup> Column	\$4,364.27
		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	\$52,568 91