

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **NOV 3, 2023**
 Sheriff No. **23001375**
 Court Case No. **2018-5628**

Prop Location: **1425 BEDILLION ROAD WASHINGTON, PA 15301**

KEYBANK, N.A. S/B/M FIRST NIAGARA BANK **vs** **CATHY F. GILES AND TERRY L. GILES**

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

Date: **NOV 3, 2023**
 Sheriff No. **23001747**
 Court Case No. **2022-8987**

Prop Location: **43 CHERRY STREET ELLSWORTH, PA 15331**

DLJ MORTGAGE CAPITAL INC.

vs JOSEPH DANIEL KUDLAC

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

Date: **NOV 3, 2023**
 Sheriff No. **23001416**
 Court Case No. **2022-567**

Prop Location: **5025 GARY AVENUE FINLEYVILLE, PA 15332**

PENNYMAC LOAN SERVICES, LLC

vs DAWN KARL

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **NOV 3, 2023**
 Sheriff No. **23000435**
 Court Case No. **2022-1241**

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

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

vs SHELLY MARIE CRAMER

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **NOV 3, 2023**
 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: **RICHARD M. SQUIRE & ASSOCIATES, LLC**

Date: **NOV 3, 2023**
 Sheriff No. **23001785**
 Court Case No. **2022-4224**

Prop Location: **9 CORT STREET WASHINGTON, PA 15301**

U.S. BANK NATIONAL ASSOCIATION, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018-G-CTT vs **FRED N. MILLER AND KINSEY L. DEAN**

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **POWERS KIRN, LLC**

Date: **NOV 3, 2023**
 Sheriff No. **23000957**
 Court Case No. **2022-6325**

Prop Location: **156 LINNWOOD ROAD EIGHTY-FOUR, PA 15330**

WELLS FARGO BANK, N.A.

vs ERICK BAKER AND CHRISTINA J. BAKER

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **NOV 3, 2023**
 Sheriff No. **23002225**
 Court Case No. **2022-6561**

Prop Location: **600 OLD NATIONAL PIKE WEST ALEXANDER, PA 15376**

**ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS,
 LLC f/k/a QUICKEN LOANS INC.**

**vs KIRK M. LAMAY, Solely in his capacity as
 Administrator of the Estate of BRANDON M.
 LAMAY A/K/A BRANDON MICHAEL LAMAY, ET
 AL**

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **NOV 3, 2023**
 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

<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 & RETURN</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;">\$250.03</td></tr> <tr><td>REAL ESTATE CONTINUED SALES</td><td style="text-align: right;">\$120.00</td></tr> <tr><td>COPIES OF WRIT</td><td style="text-align: right;">\$18.00</td></tr> <tr><td>OTHER/POUNDAGE</td><td style="text-align: right;">\$32.50</td></tr> <tr><td>SALE AUCTION FEE</td><td style="text-align: right;">\$250.00</td></tr> <tr><td>CHARTIERS TWP SEWER FUND</td><td style="text-align: right;">\$725.84</td></tr> <tr><td>MILEAGE</td><td style="text-align: right;">\$27.51</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$1,684.88</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 & RETURN	\$15.00	TAX SEARCH - CLAIM	\$5.00	TAX SEARCH - TREASURER	\$10.00	ADVERTISING - OBSERVER	\$250.03	REAL ESTATE CONTINUED SALES	\$120.00	COPIES OF WRIT	\$18.00	OTHER/POUNDAGE	\$32.50	SALE AUCTION FEE	\$250.00	CHARTIERS TWP SEWER FUND	\$725.84	MILEAGE	\$27.51	Total:	\$1,684.88	Liens																		<table style="width: 100%; border-collapse: collapse;"> <tr><td>Principal Amt</td><td style="text-align: right;">\$91,777.20</td></tr> <tr><td>Interest</td><td style="text-align: right;">3,326.30</td></tr> <tr><td>Attorney Fees</td><td> </td></tr> <tr><td>PRO</td><td style="text-align: right;">271.00</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;">95,374.50</td></tr> <tr><td>Poundage 32.50</td><td rowspan="2" style="text-align: right;">1,684.88</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;">\$1,684.88</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;">97,059 38</td></tr> <tr><td> </td><td> </td></tr> </table>	Principal Amt	\$91,777.20	Interest	3,326.30	Attorney Fees		PRO	271.00							SATISFACTION	95,374.50	Poundage 32.50	1,684.88	Sheriff Cost	Sheriff Cost & Taxes & Lien		Poundage		Total 1st Column	\$1,684.88	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	97,059 38		
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **PARKER MCCAY**

Date: **NOV 3, 2023**
 Sheriff No. **23002165**
 Court Case No. **2022-7434**

Prop Location: **783 FINDLAY STREET WASHINGTON, PA 15301**

HSBC BANK USA, NATIONAL ASSOCIATION, ET AL vs MICHAEL G. WRIGHT, JOY L. WRIGHT AND AMBER WRIGHT

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **POWERS KIRN, LLC**

Date: **NOV 3, 2023**
 Sheriff No. **23001787**
 Court Case No. **2022-8138**

Prop Location: **384 JUSTABOUT ROAD VENETIA, PA 15367**

PENNYMAC LOAN SERVICES LLC

**vs SELINA M. LITTELL a/k/a SELINA LITTELL, As
 Executrix of the ESTATE OF RICHARD MITCHELL
 a/k/a RICHARD ARLEN MITCHELL, III,
 DECEASED**

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **NOV 3, 2023**
 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: **BROCK & SCOTT, PLLC**

Date: **NOV 3, 2023**
 Sheriff No. **23001742**
 Court Case No. **2023-905**

Prop Location: **123 GREENWOOD DRIVE CANONSBURG, PA 15317**

SANTANDER BANK, N.A.

vs TAMI J. ELEWSKI-ILER

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REAL ESTATE CONTINUED SALE	\$20.00																																																																																																											
OTHER/POUNAGE	\$14.59																																																																																																											
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **NOV 3, 2023**
 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: **LOGS LEGAL GROUP LLP**

Date: **NOV 3, 2023**
 Sheriff No. **23002157**
 Court Case No. **2023-1616**

Prop Location: **490 GLENN STREET WASHINGTON, PA 15301**

NATIONSTAR MORTGAGE, LLC

vs DENNIS MOSIER

<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;">\$273.20</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;">\$45.12</td></tr> <tr><td>SALE AUCTION FEE</td><td style="text-align: right;">\$250.00</td></tr> <tr><td>WASHINGTON-E WASHINGTON JT AUTH</td><td style="text-align: right;">\$123.00</td></tr> <tr><td>WASHINGTON CITY SOLID WASTE (PAST)</td><td style="text-align: right;">\$1,116.47</td></tr> <tr><td>WASHINGTON CITY SOLID WASTE (PRES)</td><td style="text-align: right;">\$255.10</td></tr> <tr><td>MILEAGE</td><td style="text-align: right;">\$11.80</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$2,312.69</td></tr> <tr><td colspan="2" style="height: 20px;"> </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	\$273.20	COPIES OF WRIT	\$12.00	OTHER/POUNDAGE	\$45.12	SALE AUCTION FEE	\$250.00	WASHINGTON-E WASHINGTON JT AUTH	\$123.00	WASHINGTON CITY SOLID WASTE (PAST)	\$1,116.47	WASHINGTON CITY SOLID WASTE (PRES)	\$255.10	MILEAGE	\$11.80	Total:	\$2,312.69			Liens																		<table style="width: 100%; border-collapse: collapse;"> <tr><td>Principal Amt</td><td style="text-align: right;">\$71,028.26</td></tr> <tr><td>Interest</td><td style="text-align: right;">1,109.22</td></tr> <tr><td>Attorney Fees</td><td> </td></tr> <tr><td>PRO</td><td style="text-align: right;">261.30</td></tr> <tr><td colspan="2" style="height: 20px;"> </td></tr> <tr><td colspan="2" style="height: 20px;"> </td></tr> <tr><td>SATISFACTION</td><td style="text-align: right;">72,398.78</td></tr> <tr><td>Poundage 45.12</td><td rowspan="2" style="text-align: right; vertical-align: middle;">2,312.69</td></tr> <tr><td>Sheriff Cost</td></tr> <tr><td>Sheriff Cost & Taxes & Lien</td><td rowspan="2" style="text-align: right; vertical-align: middle;"> </td></tr> <tr><td>Poundage</td></tr> <tr><td>Total 1st Column</td><td style="text-align: right;">\$2,312.69</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>Total Taxes and Liens</td><td> </td></tr> <tr><td>Grand Total</td><td style="text-align: right;">74,711 47</td></tr> <tr><td colspan="2" style="height: 20px;"> </td></tr> </table>	Principal Amt	\$71,028.26	Interest	1,109.22	Attorney Fees		PRO	261.30					SATISFACTION	72,398.78	Poundage 45.12	2,312.69	Sheriff Cost	Sheriff Cost & Taxes & Lien		Poundage	Total 1st Column	\$2,312.69	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	74,711 47		
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **NOV 3, 2023**
 Sheriff No. **23002284**
 Court Case No. **2023-1636**

Prop Location: **437 SHADY AVENUE CHARLEROI, PA 15022**

PENNSYLVANIA EQUITY RESOURCES INC.

vs MATTHEW J. PAINTER AND AMANDA M. PAINTER

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **NOV 3, 2023**
 Sheriff No. **23002160**
 Court Case No. **2023-1680**

Prop Location: **11 WEST END DRIVE McDONALD, PA 15057**

FEDERAL HOME LOAN MORTGAGE CORPORATION, ET AL

vs LAWRENCE STEVENS, Solely in His Capacity as Heir of RAINA M. THOMAS, DECEASED, ET AL

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Attorney: **POWERS KIRN, LLC**

Date: **NOV 3, 2023**
 Sheriff No. **23002226**
 Court Case No. **2023-1925**

Prop Location: **113 ARNOLD AVENUE STRABANE, PA 15363**

PENNYMAC LOAN SERVICES LLC

vs MICHAEL P. BOYLE

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REAL ESTATE RECEIVE, DOCKET & RETURN	\$15.00																																																																																																							
TAX SEARCH - CLAIM	\$5.00																																																																																																							
TAX SEARCH - TREASURER	\$10.00																																																																																																							
ADVERTISING - OBSERVER	\$249.38																																																																																																							
COPIES OF WRIT	\$18.00																																																																																																							
OTHER/POUNDAGE	\$14.87																																																																																																							
SALE AUCTION FEE	\$250.00																																																																																																							
MILEAGE	\$14.42																																																																																																							
Total:	\$772.67																																																																																																							
Liens																																																																																																								
Principal Amt	\$166,343.00																																																																																																							
Interest	2,214.54																																																																																																							
Attorney Fees																																																																																																								
PRO	283.80																																																																																																							
SATISFACTION	168,841.34																																																																																																							
Poundage 14.87	772.67																																																																																																							
Sheriff Cost																																																																																																								
Sheriff Cost & Taxes & Lien																																																																																																								
Poundage																																																																																																								
Total 1st Column	\$772.67																																																																																																							
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	169,614 01																																																																																																							

