

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **PORTNOFF LAW ASSOCIATES, LTD**

Date: **NOV 1, 2024**  
 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**

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Attorney: **PORTNOFF LAW ASSOCIATES, LTD**

Date: **NOV 1, 2024**  
 Sheriff No. **22000448**  
 Court Case No. **2017-5072**

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

**WASHINGTON SCHOOL DISTRICT**

**vs CONNIE J. STEWART**

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 Court Case No. **2018-3486**

Prop Location: **1010 E MAIDEN STREET WASHINGTON, PA 15301**

**WASHINGTON SCHOOL DISTRICT**

**vs SHAWN NAJOWICZ**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **PORTNOFF LAW ASSOCIATES, LTD**

Date: **NOV 1, 2024**  
 Sheriff No. **24002562**  
 Court Case No. **2018-4038**

Prop Location: **380 ALLISON AVENUE WASHINGTON, PA 15301**

**WASHINGTON SCHOOL DISTRICT**

**vs JAIMEE STUCHELL PHILLIPS**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **FRIEDMAN VARTOLO LLP**

Date: **NOV 1, 2024**

Sheriff No. **23002596**

Court Case No. **2018-5123**

Prop Location: **72 MCCONNELLS MILLS ROAD WASHINGTON, PA 15301**

**U.S. BANK TRUST N.A., As Trustee of the  
Bungalow Series IV Trust**

**vs ROCHELLE HEIDER AND DAVID A. HEIDER**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **NOV 1, 2024**  
 Sheriff No. **24001796**  
 Court Case No. **2019-2412**

Prop Location: **113 PITTSBURGH ROAD BENTLEYVILLE, PA 15314**

**U.S. BANK NATIONAL ASSOCIATION, as Trustee  
 for Conseco Finance Home Loan Grantor Trust  
 2002-C**

**vs CYNTHIA M. JOHNSTON and CHARLES M.  
 JOHNSTON, JR. a/k/a CHARLES M JOHNSTON  
 JR**

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Attorney: **DILLON McCANDLESS KING COULTER & GRAHAM L.L.P.** Date: **NOV 1, 2024**  
 Sheriff No. **24001194**  
 Court Case No. **2022-3700**

Prop Location:

**INDEPENDENCE EXCAVATING INC.**

**vs WASHINGTON COUNTY COUNCIL ON ECONOMIC DEVELOPMENT**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **NOV 1, 2024**  
 Sheriff No. **24001358**  
 Court Case No. **2022-6919**

Prop Location: **219 INDEPENDENCE ROAD f/k/a 212 INDEPENDENCE ROAD AVELLA, PA 15312**

**U.S. BANK NATIONAL ASSOCIATION**

**vs RONDA BOGO aka RHONDA BOGO, RICHARD J BOGO aka RICHARD J. BOGO aka RICHARD BOGO AND LANA BOGO aka LANA LEE BOGO aka LANA L. BOGO**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **NOV 1, 2024**  
 Sheriff No. **24002466**  
 Court Case No. **2022-7128**

Prop Location: **405 CHERRY STREET 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: **BROCK & SCOTT, PLLC**

Date: **NOV 1, 2024**  
 Sheriff No. **24001494**  
 Court Case No. **2023-1020**

Prop Location: **54 VAN VOOHIS LANE VAN VOORHIS, PA 15366**

**FEDERAL HOME LOAN MORTGAGE CORPORATION**

**vs DEBORAH PAINTER, In Her Capacity as Administratrix and Heir to the ESTATE OF KENNETH PAINTER, DECEASED**

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Attorney: **McCABE, WEISBERG & CONWAY**

Date: **NOV 1, 2024**  
 Sheriff No. **24001758**  
 Court Case No. **2023-2141**

Prop Location: **900 LINCOLN STREET MONONGAHELA, PA 15063**

**BANK OF NEW YORK MELLON TRUST COMPANY, N.A., as Trustee for Mortgage Assets Management Series I Trust** vs **SCOTT HENSON, Known Surviving Heir of George J. Henson, ET AL**

<table style="width: 100%; border-collapse: collapse;"> <tr><td>DEPUTIES EDUCATION FUND</td><td style="text-align: right;">\$120.00</td></tr> <tr><td>LEVY ON EACH PARCEL</td><td style="text-align: right;">\$15.00</td></tr> <tr><td>POSTER &amp; 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 &amp; POSTING - REAL PROPERTY</td><td style="text-align: right;">\$90.00</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 &amp; 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;">\$257.30</td></tr> <tr><td>REAL ESTATE CONTINUED SALE</td><td style="text-align: right;">\$20.00</td></tr> <tr><td>COPY OF WRIT</td><td style="text-align: right;">\$6.00</td></tr> <tr><td>POUNDAGE</td><td style="text-align: right;">\$2,836.50</td></tr> <tr><td>SALE AUCTION FEE</td><td style="text-align: right;">\$250.00</td></tr> <tr><td>PA INCOME TAX LIEN</td><td style="text-align: right;">\$10,110.36</td></tr> <tr><td>MILEAGE</td><td style="text-align: right;">\$242.54</td></tr> <tr><td><b>Total:</b></td><td style="text-align: right;"><b>\$14,088.70</b></td></tr> <tr><td colspan="2" style="text-align: center;"><b>Liens</b></td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	DEPUTIES EDUCATION FUND	\$120.00	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	\$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	TAX SEARCH - TREASURER	\$10.00	ADVERTISING - OBSERVER	\$257.30	REAL ESTATE CONTINUED SALE	\$20.00	COPY OF WRIT	\$6.00	POUNDAGE	\$2,836.50	SALE AUCTION FEE	\$250.00	PA INCOME TAX LIEN	\$10,110.36	MILEAGE	\$242.54	<b>Total:</b>	<b>\$14,088.70</b>	<b>Liens</b>																				<table style="width: 100%; border-collapse: collapse;"> <tr><td>Principal Amt</td><td style="text-align: right;">\$141,825.06</td></tr> <tr><td>Interest</td><td style="text-align: right;">4,125.87</td></tr> <tr><td>Attorney Fees</td><td> </td></tr> <tr><td>PRO</td><td style="text-align: right;">958.76</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;">146,909.69</td></tr> <tr><td>Poundage</td><td style="text-align: right;">2,836.50</td></tr> <tr><td>Sheriff Cost</td><td style="text-align: right;">14,088.70</td></tr> <tr><td>Sheriff Cost &amp; Taxes &amp; Lien</td><td> </td></tr> <tr><td>Poundage</td><td> </td></tr> <tr><td><b>Total 1<sup>st</sup> Column</b></td><td style="text-align: right;"><b>\$14,088.70</b></td></tr> <tr><td colspan="2" style="text-align: center;"><b>TAXES</b></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"><b>FAIR MARKET VALUE:</b></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><b>Total Taxes and Liens</b></td><td> </td></tr> <tr><td><b>Grand Total</b></td><td style="text-align: right;"><b>160,998 39</b></td></tr> <tr><td> </td><td> </td></tr> </table>	Principal Amt	\$141,825.06	Interest	4,125.87	Attorney Fees		PRO	958.76							SATISFACTION	146,909.69	Poundage	2,836.50	Sheriff Cost	14,088.70	Sheriff Cost & Taxes & Lien		Poundage		<b>Total 1<sup>st</sup> Column</b>	<b>\$14,088.70</b>	<b>TAXES</b>		THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)		<b>FAIR MARKET VALUE:</b>																<b>Total Taxes and Liens</b>		<b>Grand Total</b>	<b>160,998 39</b>		
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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **NOV 1, 2024**  
 Sheriff No. **24001354**  
 Court Case No. **2023-2759**

Prop Location: **471 THIRD STREET WASHINGTON, PA 15301**

**DLJ MORTGAGE CAPITAL INC.**

**vs REBECCA RIVERA, known Heir of TOBIN HRUTKAY, DECEASED, ET AL**

DEPUTIES EDUCATION FUND	\$80.00	Principal Amt		\$94,789.39
LEVY ON EACH PARCEL	\$15.00	Interest		5,449.06
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees		
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO		449.90
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	SATISFACTION		100,688.35
TAX SEARCH - CLAIM	\$5.00	Poundage	1,895.79	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost		5,735.29
ADVERTISING - OBSERVER	\$245.39	Sheriff Cost & Taxes & Lien		
REAL ESTATE EACH CONTINUED SALE	\$20.00	Poundage		
COPIES OF WRIT	\$12.00			
POUNDAGE	\$1,895.79			
SALE AUCTION FEE	\$250.00			
WASHINGTON CO TAX	\$241.11			
WASHINGTON CITY SOLID WASTE	\$330.00			
WASHINGTON CITY TAX	\$1,334.49			
WASHINGTON-E WASHINGTON JT AUTH	\$100.00			
WASHINGTON SCHOOL TAX	\$719.30			
WASHINGTON CITY SOLID WASTE	\$249.00			
MILEAGE	\$42.21			
<b>Total:</b>	<b>\$5,735.29</b>	<b>Total 1<sup>st</sup> Column</b>		<b>\$5,735.29</b>
		<b>TAXES</b>		
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		<b>FAIR MARKET VALUE:</b>		
		<b>Total Taxes and Liens</b>		
		<b>Grand Total</b>	<b>106,423</b>	<b>64</b>

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **NOV 1, 2024**  
 Sheriff No. **24002171**  
 Court Case No. **2023-3605**

Prop Location: **221 BELMONT AVENUE CANONSBURG, PA 15317**

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

**vs SEAN P. MOLLENAUER, Solely in His Capacity as  
 known heir of Herbert C. Mollenauer,  
 deceased, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **SHNAYDER LAW FIRM LLC**

Date: **NOV 1, 2024**  
 Sheriff No. **24002472**  
 Court Case No. **2023-5792**

Prop Location: **719 FOURTH STREET CHARLEROI, PA 15022**

**REAL ESTATE COMMERCIAL LENDER, LLC**

**vs JAHEEL KIMBO, as Sole Member and Sole  
 Manager of KIMBO FAMILY REALTY, LLC, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **NOV 1, 2024**

Sheriff No. **24001892**

Court Case No. **2023-5911**

Prop Location: **752 CRAWFORD ROAD FREDERICKTOWN, PA 15333**

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

**vs KENNETH S. WHITLOCK, As Administrator of  
the Estate of MARGARET J. HIBBS A/K/A  
MARGARET JEAN HIBBS, DECEASED**

DEPUTIES EDUCATION FUND	\$20.00	Principal Amt		\$43,997.20
LEVY ON EACH PARCEL	\$15.00	Interest		2,830.21
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees		
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO		354.14
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		47,181.55
TAX SEARCH - CLAIM	\$5.00	Poundage	788.41	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost		2,041.57
ADVERTISING - OBSERVER	\$269.21	Sheriff Cost & Taxes & Lien		
REAL ESTATE CONTINUED SALE	\$20.00	Poundage		
COPY OF WRIT	\$6.00			
POUNDAGE	\$788.41			
SALE AUCTION FEE	\$250.00			
POSTAGE	\$4.00			
TAX CLAIM - WASHINGTON COUNTY	\$485.39			
MILEAGE	\$27.56			
<b>Total:</b>	<b>\$2,041.57</b>	<b>Total 1<sup>st</sup> Column</b>		<b>\$2,041.57</b>
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		<b>FAIR MARKET VALUE:</b>		
		<b>Total Taxes and Liens</b>		
		<b>Grand Total</b>	<b>49,223</b>	<b>12</b>

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **HILL WALLACK LLP**

Date: **NOV 1, 2024**  
 Sheriff No. **24002440**  
 Court Case No. **2023-6279**

Prop Location: **40 LAUREL AVENUE WASHINGTON, PA 15301**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, ET AL**

**vs ROBERT J. SCHURR, SOLELY IN HIS CAPACITY AS HEIR OF MILDRED L. SCHURR, DECEASED, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **NOV 1, 2024**  
 Sheriff No. **24002450**  
 Court Case No. **2023-6613**

Prop Location: **536 MIDDLE STREET BROWNSVILLE, PA 15417**

**PNC BANK, NATIONAL ASSOCIATION**

**vs ISAIAH Z. GRIMES**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **NOV 1, 2024**  
 Sheriff No. **24001357**  
 Court Case No. **2023-6633**

Prop Location: **7119 GAYLE DRIVE FINLEYVILLE, PA 15332**

**U.S. BANK TRUST NATIONAL ASSOCIATION**

**vs MARGARET L. FARKAS**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **NOV 1, 2024**  
 Sheriff No. **24002311**  
 Court Case No. **2023-6643**

Prop Location: **113 N MAIN STREET HOUSTON, PA 15342**

**HSBC BANK USA, N.A., ET AL**

**vs DAVID W. GRUDI**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BOWLES RICE LLP**

Date: **NOV 1, 2024**  
 Sheriff No. **24002314**  
 Court Case No. **2023-7207**

Prop Location: **102 BOWER HILL ROAD VENETIA, PA 15367**

**CITIZENS BANK OF MORGANTOWN**

**vs DANIEL R. GERMAIN, MELISSA M. GERMAIN,  
 AND UNITED STATES OF AMERICA, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **NOV 1, 2024**  
 Sheriff No. **24002157**  
 Court Case No. **2023-7218**

Prop Location: **261 MCCARRELL ROAD HICKORY, PA 15340**

**THE BANK OF NEW YORK MELLON, ET AL**

**vs ROSALIE GAUGHAN, A/K/A ROSALIE GAUGHN;  
 JOHN S. DINO, III; PATRICIA DINO**

DEPUTIES EDUCATION FUND	\$80.00	Principal Amt	\$83,290.75
LEVY ON EACH PARCEL	\$15.00	Interest	2,108.26
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	481.80
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	85,880.81
TAX SEARCH - TREASURER	\$10.00	Poundage 1,665.82	17,302.86
ADVERTISING - OBSERVER	\$339.38	Sheriff Cost	
REAL ESTATE EACH CONTINUED SALE	\$20.00	Sheriff Cost & Taxes & Lien	
COPY OF WRIT EACH	\$6.00	Poundage	
SALE AUCTION FEE	\$250.00		
MT PLEASANT TWP TAX	\$581.19		
WASHINGTON CO TAX	\$402.29		
FT CHERRY SCH DIST-MT. PLSNT TWP	\$2,013.92		
MOUNT PLEASANT TOWNSHIP	\$116.12		
TAX CLAIM - WASHINGTON COUNTY	\$3,486.89		
MOUNT PLEASANT TOWNSHIP	\$9,726.75		
OTHER	\$1,665.82		
MILEAGE	\$64.32		
<b>Total:</b>	<b>\$17,302.86</b>	<b>Total 1<sup>st</sup> Column</b>	<b>\$17,302.86</b>
		<b>TAXES</b>	
		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	103,183 67

# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **GREENLEE, DERRICO, POSA, LLC**

Date: **NOV 1, 2024**

Sheriff No. **24002469**

Prop Location: **464 EAST HALLAM AVENUE WASHINGTON, PA 15301**

Court Case No. **2023-7550**

**SLOVENIAN SAVINGS AND LOAN ASSOCIATION  
OF CANONSBURG, PENNSYLVANIA**

**vs THE ESTATE OF JANETTA V. LEDBETTER,  
Georgette Ledbetter, Administratrix**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **VITTI LAW GROUP, INC.**

Date: **NOV 1, 2024**  
 Sheriff No. **24001848**  
 Court Case No. **2024-962**

Prop Location: **8 ZISKIND ROAD FREDERICKTOWN, PA 15333**

**U.S. BANK NATIONAL ASSOCIATION, ET AL                  vs        BRIAN J. REHMAN AND JAMIE L. REHMAN**  
**a/k/a ABBEY**

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Attorney: **LOGS LEGAL GROUP LLP**

Date: **NOV 1, 2024**  
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 Court Case No. **2024-1543**

Prop Location: **1059 SOUTH MAIN STREET WASHINGTON, PA 15301**

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

**vs ALISON J. GREGG a/k/a ALLISON J. GREGG and  
 EMILY McCONNELL, Administratrix of the  
 Estate of Robert J. Gregg, Deceased**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **NOV 1, 2024**  
 Sheriff No. **24002383**  
 Court Case No. **2024-1638**

Prop Location: **614 E MAIN STREET MONONGAHELA, PA 15063**

**FREEDOM MORTGAGE CORPORATION**

**vs SHERRY L MIZWA, KNOWN HEIR OF LINDA L MIZWA, DECEASED, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **TIMOTHY D. PADGETT, P.A. dba PADGETT LAW GROUP** Date: **NOV 1, 2024**  
 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**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **NOV 1, 2024**  
 Sheriff No. **24002436**  
 Court Case No. **2024-2619**

Prop Location: **606 CREST AVENUE CHARLEROI, PA 15022**

**M&T BANK**

**vs THE UNKNOWN HEIRS OF EDWARD CHILDS  
 AKA EDWARD W. CHILDS, DECEASED, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **VITTI LAW GROUP, INC.**

Date: **NOV 1, 2024**  
 Sheriff No. **24002478**  
 Court Case No. **2024-2727**

Prop Location: **436 CHARTIERS AVENUE CANONSBURG, PA 15317**

**PENNSYLVANIA HOUSING FINANCE AGENCY**      **vs**      **DARYL L. LITZINGER**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **NOV 1, 2024**  
 Sheriff No. **24002382**  
 Court Case No. **2024-2822**

Prop Location: **357 EAST MCMURRAY ROAD McMURRAY, PA 15317**

**MEB LOAN TRUST VI**

**vs RICHARD M. McPEEK**

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

Date: **NOV 1, 2024**  
 Sheriff No. **24002323**  
 Court Case No. **2024-3265**

Prop Location: **722 WASHINGTON AVENUE CHARLEROI, PA 15022**

**TOWD POINT MORTGAGE TRUST 2020-4, U.S.  
 BANK NATIONAL ASSOCIATION, AS INDENTURE  
 TRUSTEE**

**vs DELORES D. COPPI A/K/A DOLORES D. COPPI  
 AND FRANK A. COPPI**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **NOV 1, 2024**  
 Sheriff No. **24002475**  
 Court Case No. **2024-3370**

Prop Location: **5146 HAZEL STREET FINLEYVILLE, PA 15332**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

**vs ELIZABETH A. ABBOTT**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: WELTMAN WEINBERG & REIS CO., LPA

Date: **NOV 1, 2024**  
 Sheriff No. **24002462**  
 Court Case No. **2024-3413**

Prop Location: 112 MOUNT BLAINE DRIVE CANONSBURG, PA 15317

**WEST-AIRCOMM FEDERAL CREDIT UNION** vs **DUSTIN E. JONES AND MELISSA M. JONES**

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