

SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **GRENN & BIRSIC, P.C.**

Date: **SEP 8, 2023**
 Sheriff No. **23000992**
 Court Case No. **2019-5596**

Prop Location: **458 FIRST STREET VESTABURG, PA 15368**

NORTHWEST BANK, f/k/a NORTHWEST SAVINGS BANK vs **GREGORY J. NOPWASKEY AND JENNA L. NOPWASKEY**

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Date: **SEP 8, 2023**

Sheriff No. **23000979**

Court Case No. **2021-3191-A**

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **FEIN, SUCH, KAHN & SHEPARD, P.C.**

Date: **SEP 8, 2023**
 Sheriff No. **23000980**
 Court Case No. **2021-3191-C**

Prop Location: **527 WOODWARD AVENUE CHARLEROI, PA 15022**

SECURED INVESTMENT HIGH YIELD FUND II, LLC vs HIGHLAND PROPERTY, LLC

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **FEIN, SUCH, KAHN & SHEPARD, P.C.**

Date: **SEP 8, 2023**
 Sheriff No. **23000991**
 Court Case No. **2021-3191-D**

Prop Location: **913 PROSPECT AVENUE CHARLEROI, PA 15022**

SECURED INVESTMENT HIGH YIELD FUND II, LLC vs HIGHLAND PROPERTY, LLC

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **FEIN, SUCH, KAHN & SHEPARD, P.C.**

Date: **SEP 8, 2023**
 Sheriff No. **23000982**
 Court Case No. **2021-3191-E**

Prop Location: **213 CREST AVENUE CHARLEROI, PA 15022**

SECURED INVESTMENT HIGH YIELD FUND II, LLC vs HIGHLAND PROPERTY, LLC

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **KNOX MCLAUGHLIN GORNALL & SENNETT, P.C.**

Date: **September 8, 2023**
 Sheriff No. **23001655**
 Court Case No. **2021-7495**

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

FLEXOSPAN STEEL BUILDINGS, INC.

vs McClure CONSTRUCTION CO., LLC, ET AL

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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: **STERN & EISENBERG PC**

Date: **SEP 8, 2023**
 Sheriff No. **22003170**
 Court Case No. **2022-4778**

Prop Location: **156 FISHER AVENUE MONONGAHELA, PA 15063**

LAKEVIEW LOAN SERVICING LLC

vs MICHAEL TOKAR AND OLIVIA TOKAR

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **LOGS LEGAL GROUP LLP**

Date: **September 8, 2023**
 Sheriff No. **23001652**
 Court Case No. **2022-6154**

Prop Location: **2798 ROUTE 136 EIGHTY-FOUR, PA 15330**

**U.S. BANK NATIONAL ASSOCIATION, as
 Indenture Trustee for the CIM Trust 2019-R3
 Mortgage-Backed Notes, Series 2019-R3**

**vs MARK JOSEPH RUDY, a/k/a MARK RUDY,
 Administrator of the ESTATE OF ANDREW H.
 RUDY a/k/a ANDREW HARRY RUDY, DECEASED**

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COPY OF WRIT	\$6.00																																																																																																													
OTHER/POUNDAGE	\$16.22																																																																																																													
SALE AUCTION FEE	\$250.00																																																																																																													
MILEAGE	\$9.17																																																																																																													
Total:	\$836.38																																																																																																													
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Principal Amt	\$89,896.49																																																																																																													
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SATISFACTION	94,040.63																																																																																																													
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **POWERS KIRN, LLC**

Date: **SEP 8, 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: **BROCK & SCOTT, PLLC**

Date: **September 8, 2023**
 Sheriff No. **23001738**
 Court Case No. **2022-6774**

Prop Location: **358 TWIN BRIDGES ROAD CHARLEROI, PA 15022**

SANTANDER BANK, N.A.

vs PETER MOLDOVAN, III AND JENNIFER MOLDOVAN

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **September 8, 2023**
 Sheriff No. **23001695**
 Court Case No. **2022-6800**

Prop Location: **2432 SANDY PLAINS ROAD CLARKSVILLE, PA 15322**

**TOWD POINT MORTGAGE TRUST 2015-2, U.S.
 BANK NATIONAL ASSOCIATION AS INDENTURE
 TRUSTEE**

**vs ROBERT M. RICE AND RYANNE J. BEGLIN A/K/A
 RYANNE J. RICE**

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **SEP 8, 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

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **POWERS KIRN, LLC**

Date: **September 8, 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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PETERS TWP TRASH	\$223.13																																																																																																											
MILEAGE	\$43.24																																																																																																											
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: KML LAW GROUP, P.C.

Date: **SEP 8, 2023**

Sheriff No. **23000727**

Court Case No. **2022-8756**

Prop Location: 87 WILSON AVENUE CECIL, PA 15321

PNC BANK, NATIONAL ASSOCIATION

vs ANDREW SLEBONICK AKA ANDREW T. SLEBONICK AND DOROTHY SLEBONICK AKA DOROTHY J. SLEBONICK

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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC** Date: **SEP 8, 2023**
 Sheriff No. **23001270**
 Court Case No. **2023-822**
 Prop Location: **161 OAK SPRING ROAD CANONSBURG, PA 15317**

SPECIALIZED LOAN SERVICING LLC

vs JOE DANIEL MITCHEM AND MARION L. MITCHEM

<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;">\$273.86</td></tr> <tr><td>REAL ESTATE CONTINUED SALE</td><td style="text-align: right;">\$20.00</td></tr> <tr><td>OTHER/POUNDAGE</td><td style="text-align: right;">\$37.91</td></tr> <tr><td>SALE AUCTION FEE</td><td style="text-align: right;">\$250.00</td></tr> <tr><td>CANONSBURG BOROUGH TAX</td><td style="text-align: right;">\$647.00</td></tr> <tr><td>CANON-MCMILLAN SCHOOL DIST-CBG</td><td style="text-align: right;">\$443.81</td></tr> <tr><td>MILEAGE</td><td style="text-align: right;">\$11.14</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$1,944.72</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> <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	\$273.86	REAL ESTATE CONTINUED SALE	\$20.00	OTHER/POUNDAGE	\$37.91	SALE AUCTION FEE	\$250.00	CANONSBURG BOROUGH TAX	\$647.00	CANON-MCMILLAN SCHOOL DIST-CBG	\$443.81	MILEAGE	\$11.14	Total:	\$1,944.72	Liens																				<table style="width: 100%; border-collapse: collapse;"> <tr><td>Principal Amt</td><td style="text-align: right;">\$83,575.04</td></tr> <tr><td>Interest</td><td style="text-align: right;">2,198.40</td></tr> <tr><td>Attorney Fees</td><td> </td></tr> <tr><td>PRO</td><td style="text-align: right;">305.92</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;">86,079.36</td></tr> <tr><td>Poundage</td><td style="text-align: right;">37.91</td></tr> <tr><td>Sheriff Cost</td><td style="text-align: right;">1,944.72</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;">\$1,944.72</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;">88,024 08</td></tr> <tr><td> </td><td> </td></tr> </table>	Principal Amt	\$83,575.04	Interest	2,198.40	Attorney Fees		PRO	305.92							SATISFACTION	86,079.36	Poundage	37.91	Sheriff Cost	1,944.72	Sheriff Cost & Taxes & Lien		Poundage		Total 1st Column	\$1,944.72	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	88,024 08		
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SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **September 8, 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

DEPUTIES EDUCATION FUND	\$40.00	Principal Amt	\$97,874.28
LEVY ON EACH PARCEL	\$15.00	Interest	1,415.92
POSTER & HANDBILL FOR EACH PARCEL	\$15.00	Attorney Fees	
PREPARE ADD FOR EACH PARCEL	\$15.00	PRO	260.64
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	99,550.84
REAL ESTATE RECEIVE, DOCKET & RETURN	\$15.00	Poundage 14.19	746.18
TAX SEARCH - CLAIM	\$5.00	Sheriff Cost	
TAX SEARCH - TREASURER	\$10.00	Sheriff Cost & Taxes & Lien	
ADVERTISING - OBSERVER	\$233.71	Poundage	
SALE AUCTION FEE	\$250.00	Total 1 st Column	\$746.18
MILEAGE	\$22.28	TAXES	
OTHER/POUNDAGE	\$14.19	THIRD PARTY PURHCASER: REAL ESTATE TRANSFER TAX OF 2% (2.5% PETERS TOWNSHIP) OF (F.M.V.)	
Total:	\$746.18	FAIR MARKET VALUE:	
Liens			
		Total Taxes and Liens	
		Grand Total	100,297 02