



# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **May 5, 2023**  
 Sheriff No. **23000502**  
 Court Case No. **2020-446**

Prop Location: **42 KENNEDY ROAD NEW EAGLE, PA 15067**

**PNC BANK, NATIONAL ASSOCIATION**

**vs AMY L. WARD, RICHARD LEE WARD, JR. AKA RICHARD L. WARD**

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Date: **MAY 5, 2023**  
 Sheriff No. **22001607**  
 Court Case No. **2020-7507**

Prop Location: **160 HUFFMAN ROAD FREDERICKTOWN, PA 15333**

**KEYBANK, N.A., SUCCESSOR BY MERGER TO  
 FIRST NIAGARA BANK, N.A.**

**vs VALLEY NATIONAL SECURITY SERVICE, LLC and  
 THE UNITED STATES OF AMERICA**

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Prop Location: **160 HUFFMAN ROAD FREDERICKTOWN, PA 15333**

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**vs VALLEY NATIONAL SECURITY SERVICE, LLC AND  
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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **MAY 5, 2023**  
 Sheriff No. **23000039**  
 Court Case No. **2022-192**

Prop Location: **17 SOUTH JOHNSON ROAD HOUSTON, PA 15342**

**AMERIHOM MORTGAGE COMPANY, LLC**

**vs JASON J. PAVLEK**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **May 5, 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: **LOGS LEGAL GROUP LLP**

Date: **May 5, 2023**

Sheriff No. **23000440**

Court Case No. **2022-2284**

Prop Location: **140 LOCUST STREET MUSE, PA 15350**

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

**vs CAROLYN M. WASUCHNO, BARBARA A. BOLLA,  
MELISSA M. GASIOR, AND JENNIFER L.  
WILLIAMS, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: KML LAW GROUP, P.C.

Date: **May 5, 2023**

Sheriff No. **23000385**

Court Case No. **2022-2865**

Prop Location: **116 KUSCH ROAD SCENERY HILL, PA 15360**

**BANK OF AMERICA, N.A.**

**vs NICHOLE McNURLEN**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **MAY 5, 2023**  
 Sheriff No. **22002388**  
 Court Case No. **2022-3180**

Prop Location: **43 MORNINGSIDE DRIVE AVELLA, PA 15312**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, not vs LANA L. BOGO AND RICHARD J. BOGO AND  
 in its individual capacity but solely as Owner RONDA L. BOGO  
 Trustee of the Aspen G3 Trust, a Delaware  
 Statutory Trust**

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Attorney: **DWALDMAN LAW, P.C.**

Date: **MAY 5, 2023**  
 Sheriff No. **23000026**  
 Court Case No. **2022-4281**

Prop Location: **539 PARK AVENUE MONONGAHELA, PA 15063**

**ATLANTICA, LLC**

**vs KURT HODGSON A/K/A KURT C. HODGSON**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **May 5, 2023**

Sheriff No. **23000542**

Court Case No. **2022-4364**

Prop Location: **1426 SPENCER STREET WASHINGTON, PA 15301**

**MILL CITY MORTGAGE LOAN TRUST 2018-1,  
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS  
TRUSTEE**

**vs BRENDA DENISE LEAVINES, as Administratrix of  
the ESTATE OF HAROLD E. POLAND, JR.,  
DECEASED**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **HILL WALLACK LLP**

Date: **May 5, 2023**

Sheriff No. **23000545**

Court Case No. **2022-4552**

Prop Location:

**PLANET HOME LENDING, LLC**

**vs JOSHUA SCOTT WRIGHT**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **MAY 5, 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: **McCABE, WEISBERG & CONWAY, LLC**

Date: **May 5, 2023**  
 Sheriff No. **23000507**  
 Court Case No. **2022-4795**

Prop Location: **204 FANNIE STREET McDONALD, PA 15057**

**UNION HOME MORTGAGE CORP.**

**vs CHARLES KOZAKIEWICZ**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **May 5, 2023**  
 Sheriff No. **23000508**  
 Court Case No. **2022-5195**

Prop Location: **523 PLEASANT STREET MONONGAHELA, PA 15063**

**KEYBANK, NA, s/b/m First Niagara Bank, NA**

**vs DEAN LUSK, as Believed Heir and/or  
 Administrator to the Estate of Maureen J. Lusk  
 AKA Maureen Lusk, ET AL**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

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

Date: **May 5, 2023**

Sheriff No. **23000436**

Court Case No. **2022-5585**

Prop Location: **151 IOLA AVENUE WASHINGTON, PA 15301**

**ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, vs J. CAMERON CARMICHAEL  
LLC f/k/a QUICKEN LOANS INC.**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: MANLEY DEAS KOCHALSKI LLC

Date: **May 5, 2023**

Sheriff No. **23000509**

Court Case No. **2022-6631**

Prop Location: 402 MEADOW AVENUE CHARLEROI, PA 15022

**MIDFIRST BANK**

**vs DENITRA L. TAYLOR, as Administratrix of the Estate of WILLIAM P. THOMAS, AKA WILLIAM PATRICK THOMAS, AKA BILL THOMAS**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: POWERS KIRN, LLC

Date: **MAY 5, 2023**

Sheriff No. **22003159**

Court Case No. **2022-6632**

Prop Location: **95 CROSSRIDGE ROAD CHARLEROI, PA 15022**

**WELLS FARGO BANK, N.A.**

vs **ELIZABETH B. BOEHME f/k/a ELIZABETH B. GATTA**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **RAS CITRON LLC**

Date: **MAY 5, 2023**  
 Sheriff No. **23000161**  
 Court Case No. **2022-6661**

Prop Location: **672 ATLASBURG ROAD BURGETTSTOWN, PA 15021**

**U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL vs JAMES R. KASTE AND LORRAINE M. KASTE**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **STERN & EISENBERG PC**

Date: **May 5, 2023**  
 Sheriff No. **23000521**  
 Court Case No. **2022-6806**

Prop Location: **355 MOORE ROAD WASHINGTON, PA 15301**

**WELLS FARGO BANK, National Association, as  
 Trustee for MASTR Asset Backed Securities Trust  
 2005-OPT1, Mortgage Pass-Through Certificates,  
 Series 2005-OPT1**

**vs JOSEPH A. SEKORA AND TRACI RENEE SEKORA**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **BROCK & SCOTT, PLLC**

Date: **May 5, 2023**

Sheriff No. **23000525**

Court Case No. **2022-6823**

Prop Location: **424 OTIS STREET MONONGAHELA, PA 15063**

**FREEDOM MORTGAGE CORPORATION**

**vs FRANK D. GIBBONS**

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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **MANLEY DEAS KOCHALSKI LLC**

Date: **May 5, 2023**

Sheriff No. **23000391**

Court Case No. **2022-6847**

Prop Location: **198 LATIMER AVENUE AKA 100 LATIMER AVENUE STRABANE, PA 15363**

**PNC BANK, NATIONAL ASSOCIATION**

**vs MICHAEL A. KAIRUSH AND SUZANNE MARIE SERRINO**

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MILEAGE	\$64.89																																																																																																												
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# SALE OF REAL ESTATE SHERIFF OF WASHINGTON COUNTY

Attorney: **PURCELL KRUG & HALLER**

Date: **May 5, 2023**

Sheriff No. **23000539**

Court Case No. **2022-7662**

Prop Location: **41 DINSMORE AVENUE BURGETTSTOWN, PA 15021**

**PENNSYLVANIA HOUSING FINANCE AGENCY**

**vs JESSICA M. KOONSE AND KEVIN W. KOONSE**

<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;">\$30.00</td></tr> <tr><td>POSTER &amp; HANDBILL FOR EACH PARCEL</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>PREPARE ADD FOR EACH PARCEL</td><td style="text-align: right;">\$30.00</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;">\$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 &amp; 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;">\$261.94</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;">\$16.72</td></tr> <tr><td>SALE AUCTION FEE</td><td style="text-align: right;">\$250.00</td></tr> <tr><td>MILEAGE</td><td style="text-align: right;">\$74.67</td></tr> <tr><td><b>Total:</b></td><td style="text-align: right;"><b>\$927.33</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	\$60.00	LEVY ON EACH PARCEL	\$30.00	POSTER & HANDBILL FOR EACH PARCEL	\$30.00	PREPARE ADD FOR EACH PARCEL	\$30.00	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	\$261.94	COPIES OF WRIT	\$18.00	OTHER/POUNDAGE	\$16.72	SALE AUCTION FEE	\$250.00	MILEAGE	\$74.67	<b>Total:</b>	<b>\$927.33</b>	<b>Liens</b>																				<table style="width: 100%; border-collapse: collapse;"> <tr><td>Principal Amt</td><td style="text-align: right;">\$96,796.41</td></tr> <tr><td>Interest</td><td style="text-align: center;">N/A</td></tr> <tr><td>Attorney Fees</td><td> </td></tr> <tr><td>PRO</td><td style="text-align: right;">266.00</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>SATISFACTION</td><td style="text-align: right;">97,062.41</td></tr> <tr><td>Poundage</td><td> </td></tr> <tr><td>Sheriff Cost</td><td> </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>\$927.33</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 PURCHASER: 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>97,989</b></td></tr> <tr><td> </td><td style="text-align: right;"><b>74</b></td></tr> </table>	Principal Amt	\$96,796.41	Interest	N/A	Attorney Fees		PRO	266.00					SATISFACTION	97,062.41	Poundage		Sheriff Cost		Sheriff Cost & Taxes & Lien		Poundage		<b>Total 1<sup>st</sup> Column</b>	<b>\$927.33</b>	<b>TAXES</b>		THIRD PARTY PURCHASER: 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>97,989</b>		<b>74</b>
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