

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-17-2024 AD-158-2023

Issued out of the Court of Common Pleas of Greene County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Greene County Courthouse in the City of Waynesburg County of Greene, Commonwealth of Pennsylvania on:

**FRIDAY, JANUARY 17, 2025**  
**AT 10:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than twenty (20) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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ALL that certain lot of ground situate in Franklin Township, Greene County, Commonwealth of Pennsylvania, being Lot No. 4 in the Colonial Place Plan of Lots, Section 2, which Plan of Lots was duly filed in the Recorder's Office of Greene County, Pennsylvania, on October 13, 1977 in Plan Book 3, page 2.

Map# 07/30/104, Control# 07-073902

Being known as 120 Colonial Drive, Waynesburg, PA 15370 SUBJECT TO any and all oil, gas, methane gas and mineral and/or Marcellus Shale leases, the sale of oil, gas, mineral, methane gas, Marcellus Shale rights, coal and/or mining rights and all rights relating thereto, including but not limited to exploration, development and extraction thereof, building lines, rights-of-way, zoning regulations, building restrictions, reservations, restrictive covenants, easements, rights and obligations, exceptions, encroachments, association fees and/or dues, if any, etc., as the same may be contained in prior instruments of record, set forth in the recorded plan and/or as shown on a survey of the property.

PROPERTY ADDRESS: 120 COLONIAL DRIVE, WAYNESBURG, PA 15370

UPI / TAX PARCEL NUMBER: 07/30/104

Seized and taken into execution to be sold as the property of SHAYNE K KRAUSE, OCCUPANT, FALLON BLACK in suit of LAKEVIEW LOAN SERVICING, LLC.

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Attorney for the Plaintiff:  
LOGS Legal Group LLP  
King of Prussia, PA 610-278-6800

**MARCUS N. SIMMS, Sheriff**  
GREENE COUNTY, Pennsylvania