

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-39-2024 AD-391-2024

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, OCTOBER 18, 2024**  
**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 those two certain tracts of ground situate in Franklin Township, Greene County, Pennsylvania, having erected a one unit, two story home with an address of 4195 W. Roy Furman Hwy., Waynesburg, PA 15370. This lot is assessed for tax purposes as Greene County Tax Map Number 07-03-208.

PROPERTY ADDRESS: 4195 W Roy Furman Hwy, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 07/03/208

Seized and taken into execution to be sold as the property of JOSHUA DIEFFENBAUCH, PAIGE MCCLURE, JOSH DIEFFENBAUCH AND PAIGE MCCLURE in suit of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE COUNTY.

Attorney for the Plaintiff:  
Kirk A. King  
Waynesburg, PA 724-627-6114

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