

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-51-2024 AD-660-2023

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, MAY 16, 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.

Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage
Loan Trust 2018-3

v.

George Mitchell Roper, in his capacity as heir of Helga Harris a/k/a Helga F. Harris a/k/a Helga Francesca Harris, Deceased, Deborah A. Berquist, in her capacity as heir of Helga Harris a/k/a Helga F. Harris a/k/a Helga Francesca Harris, Deceased, Elfriede Nitzinger, in her capacity as heir of Helga Harris a/k/a Helga F. Harris a/k/a Helga Francesca Harris, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Helga Harris a/k/a Helga F. Harris a/k/a Helga Francesca Harris, Deceased owner(s) of property situate in the Township of Cumberland, Greene County, Pennsylvania, being 289 Sheridan Avenue, Nemaocolin, PA 15351
Parcel No. 05/35/122

Being the same premises conveyed to Richard Harris and Helga Harris, his wife, by deed recorded January 27, 1989 in the Office of the Recorder of Greene County in book 65, page 268. The said Richard Harris departed this life on February 1, 2018, and the said Helga Harris departed this life June 2, 2023.

PROPERTY ADDRESS: 289 Sheridan Ave, Nemaocolin, PA 15351

UPI / TAX PARCEL NUMBER: 05/35/122

Seized and taken into execution to be sold as the property of GEORGE MITCHELL ROPER, IN HIS CAPACITY AS HEIR OF HELGA HARRIS A/K/A HELGA F HARRIS A/K/A HELGA FRANCESCA HARRIS, DECEASED, DEBORAH A BERQUIST, ELFRIEDE NITZINGER, DEBORAH A BERQUIST in suit of CITIBANK N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-3.

Attorney for the Plaintiff:
Orlans PC
Troy, MI 248-502-1400

MARCUS N. SIMMS, Sheriff
GREENE COUNTY, Pennsylvania