

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-57-2025 AD-338-2025

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, FEBRUARY 20, 2026
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.

All that certain lot or piece of ground situate in Cumberland Township, Greene County, Pennsylvania, being Lot No. 187 in the John Daily Plan, Part 3, of Fairdale, as recorded in the Recorder's Office of Greene County, Pennsylvania, in Plan Book Vol 1., page 135.

Being known as Parcel Id: 0515139

ALSO KNOWN AS 187 Maple St, Carmichaels, PA 15320

PARCEL ID 05-15-139

BEING the same premises which John W. Hardy, a Widower, by Bruce Allen Hardy, his Attorney-in- Fact by Deed dated April 5, 2002 and recorded in the Office of Recorder of Deeds of Greene County on April 16, 2002 at Book 254, Page 895 granted and conveyed unto Angela F. Hardy and Bruce Allen Hardy.

PROPERTY ADDRESS: 187 Maple St, Carmichaels, PA 15320

UPI / TAX PARCEL NUMBER: 05/15/139

Seized and taken into execution to be sold as the property of BRUCE ALLEN HARDY, ANGELA F. HARDY in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R10.

Attorney for the Plaintiff:
Stern & Eisenburg PC
Warrington, PA 215-572-8111

MARCUS N. SIMMS, Sheriff
GREENE COUNTY, Pennsylvania