

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-2-2026 AD277-2016

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, JULY 24, 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.

Situate in the Twp of Jefferson, Cty of Greene and Commonwealth of PA. HET a dwg k/a 265 Ferncliff Rd, Rices Landing, PA 15357.

Tax Parcel No. 15-02-134C

BEING the same premises which Melissa Smith f/k/a Melissa Sebek, and Jason Alan Smith, Wife and Husband, by deed dated April 21, 2010 and recorded on April 29, 2010 in the Greene County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume 429, Page 1577, granted and conveyed unto Ralph C. Van Divner.

PROPERTY ADDRESS: 265 Ferncliff Road, Rices Landing, PA 15357

UPI / TAX PARCEL NUMBER: 15/02/134/C

Seized and taken into execution to be sold as the property of RALPH VAN DIVNER, THE UNITED STATES OF AMERICA in suit of US BANK NATIONAL ASSOCIATION (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982).

Attorney for the Plaintiff:
VITTI LAW GROUP, INC
OAKMONT, PA 412-281-1725

MARCUS N. SIMMS, Sheriff
GREENE COUNTY, Pennsylvania