

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-9-2026 AD-435-2022

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.

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ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF WAYNESBURG, GREENE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 197 N LIBERTY ST WAYNESBURG, PA 15370

BEING PARCEL NUMBER: 28-01-321

PROPERTY ADDRESS: 197 N Liberty St, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 28/01/321//

Seized and taken into execution to be sold as the property of SENECA LEANDRO VIEW LLC, JAMES DANIEL LITWINOVICH, BARBARA PHILLIPS, ALL UNKNOWN HEIRS OF MICHAEL LITWINOVICH A/K/A MICHAEL LITWINOVICH JR in suit of PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK.

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**Attorney for the Plaintiff:**

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
Mt. Laurel, NJ 855-225-6906

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