

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-14-2026 AD-734-2026

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:

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.

By virtue of a Writ of Execution No. AD-734-2025

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF CIM TRUST 2023-NR1

V.

KATHY M. COOKE AND JERRY L. COOKE

ALL that certain tract of land situate in Franklin Township, Greene County, Pennsylvania.

Parcel ID: 07-08-614

Property Address: 171 Champion Drive, Waynesburg, PA 15370

Improvements thereon: Residential Dwelling

Judgment Amount: \$72,530.28

PROPERTY ADDRESS: 171 CHAMPION DRIVE, LOT 14, WAYNESBURG, PA 15370

UPI / TAX PARCEL NUMBER: 07-08-614

Seized and taken into execution to be sold as the property of KATHY M COOKE, JERRY L COOKE, UNITED STATES OF AMERICA in suit of U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE CIM TRUST 2023-NRI.

Attorney for the Plaintiff:

MCCALLA RAYMER LEIBERT PIERCE

Iselin, NJ 732-902-5399

MARCUS N. SIMMS, Sheriff
GREENE COUNTY, Pennsylvania