

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-20-2026 AD-64-2026

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:

**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.

ALL THAT lot of ground Morgan Township, Greene County, Pennsylvania, and being Lot No. 221, Mather Plan of Lots, Greene County Plan Book 1, page 108.

HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS: 221 SECOND STREET, MATHER, PA 15346 (AKA SIS SECOND STREET, BEING LOT 2, PARCEL #17-11-326)

TAX PARCEL#:17-11-326

DEED BOOK 438, PAGE 2893

TO BE SOLD AS THE PROPERTY OF TANYA J. O'NEAL F/K/A TANYA J. ARIGONI TUBBS, UNDER GREENE COUNTY, PA WDGMENT NO. AD-64-2026

PROPERTY ADDRESS: 221 Second Street, Mather, PA 15346

UPI / TAX PARCEL NUMBER: 17/11/326

Seized and taken into execution to be sold as the property of TANYA J O'NEAL FKA TANYA J ARIGONI-TUBBS, TANYA O'NEAL F/K/A ARIGONI in suit of US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR PA HOUSING FINANCE.

Attorney for the Plaintiff:
Purcell, Krug & Haller
Harrisburg, PA 717-234-4178

MARCUS N. SIMMS, Sheriff
GREENE COUNTY, Pennsylvania