SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-45-2026 AD-249-2026

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.

PARCEL 1:
ALL THAT CERTAIN lot or parcel of land situate in the Township of Cumberland, County of Greene, and Commonwealth of Pennsylvania, designated as Tax ID No. 05-06-114, containing 33.04 acres, more or less, and being known as 249 Wahula Road, Carmichaels, PA 15320.
BEING the same premises conveyed to Allen Sherwood and Anita Sherwood from Anita Sherwood, Executrix of the Estate of Mary L. McKean, Deceased, a/k/a Mary Louis McKean, by Deed dated and recorded September 1, 2023 in the Office of the Recorder of Deeds of Greene County, Pennsylvania, in Deed Book Volume 569, Page 997.
PARCEL 2:
ALL THAT CERTAIN lot or parcel of land situate in the Township of Cumberland, County of Greene, and Commonwealth of Pennsylvania, designated as Tax ID No. 05-06-114B, containing 0.67 acres, more or less, and being known as 230 WahulaRoad, Carmichaels, PA 15320. BEING the same premises conveyed to Allen Sherwood and Anita Sherwood from Anita Sherwood, Executrix of the Estate of Mary L. McKean, Deceased, a/k/a Mary Louis McKean, by Deed dated and recorded September 1, 2023 in the Office of the Recorder of Deeds of Greene County, Pennsylvania, in Deed Book Volume 569, Page 997.
PARCEL 3:
ALL THAT CERTAIN lot or parcel of land situate in the Township of Cumberland, County of Greene, and Commonwealth of Pennsylvania, being vacant land designated as Tax ID No. 05-07-170, and containing 68.8 acres, more or less. BEING the same premises conveyed to Allen Sherwood and Anita Sherwood from Stanley J. Wahula, by Deed dated and recorded August 16, 2023 in the Office of the Recorder of Deeds of Greene County, Pennsylvania, in Deed Book Volume 569, Page 1003.
PARCEL 4:
ALL coal, oil, gas and mineral rights in the Township of Cumberland, County of Greene, and Commonwealth of Pennsylvania as described in Deed Book Volume 616, page 782 for Tract 1 and Tract 2, designated as Tax ID No. 00/00/000//.
PARCELS:
ALL rights in and to a Ground Lease originally recorded at Deed Book Volume 115, page 360, as amended and assigned in the chain of title, with a Memorandum thereof recorded on November 22, 2023 at Book 571, page 2574.

PROPERTY ADDRESS: 230 Wahula Rd, Carmichaels, PA 15320

UPI / TAX PARCEL NUMBER: 05-06-114 05-06-114B

Seized and taken into execution to be sold as the property of MAJESTIC LANE DEVELOPMENT LLC, ALLEN SHERWOOD, ANITA SHERWOOD in suit of STEVEN A RICHARD.

Attorney for the Plaintiff:
Fiscus & Ball PC
Sewickley, PA 412-456-9700

MARCUS N. SIMMS, Sheriff
GREENE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.