

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-18-2024 AD-878-2022

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 19, 2024**  
**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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THE FOLLOWING PROPERTY SITUATED IN THE TOWNSHIP OF MONONGAHELA, COUNTY OF GREENE, STATE OF PENNSYLVANIA BEING THE SAME PREMISES CONVEYED UNTO PHILIP J. BANE, A SINGLE MAN, BY DEED DATED OCTOBER 29, 2018, RECORDED OCTOBER 31, 2018, IN BOOK: 519 AND PAGE: 2509; INSTRUMENT: 201800007265  
PARCEL ID: 16-17-106  
PREMISES BEING: 931 MAPLETOWN ROAD, GREENSBORO, PA 15338  
PROPERTY ADDRESS: 931 Mapletown Rd, Greensboro, PA 15338  
UPI / TAX PARCEL NUMBER: 16-17-106

Seized and taken into execution to be sold as the property of PHILLIP J BANE in suit of NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

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Attorney for the Plaintiff:  
Pincus Law Group, PLLC  
MARLTON, NJ 516-699-8902

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