

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-38-2025 AD-915-2024

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, AUGUST 15, 2025
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.

As the attorney for the Plaintiff, in the matter of Nationstar Mortgage LLC Vs. Joseph Culp and Dayna Bell I submit the following information with the request that it be used FOR ADVERTISEMENT PURPOSES.

No. 26-02-333

ALL THAT CERTAIN piece or parcel or tract of land containing 395 1st Avenue
situate in the Borough of Waynesburg 1 County of Greene, and State of Pennsylvania

Tax Parcel No.: 26-02-333

TITLE TO SAID PREMISES IS VESTED IN Joseph C. Culp, an unmarried man by deed from Joseph C. Culp, an unmarried man and Dayna Bell, an unmarried woman dated May 22, 2017, recorded July 28, 2017 in the Greene County Clerk's/Register's Office in Deed Book 0504. Page 1230.

Sold as the property of Joseph C. Culp.

PROPERTY ADDRESS: 395 1st Ave, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 26/02/333

Seized and taken into execution to be sold as the property of JOSEPH CULP, UNITED STATES OF AMERICA C/O DEPT OF JUSTICE, US ATTORNEY FOR THE WESTERN DISTRICT, JOSEPH CULP, DAYNA BELL in suit of NATIONSTAR MORTGAGE LLC.

Attorney for the Plaintiff:
ROMANO GARUBO & ARGENTIERI COUNSELORS AT LAW, LLC
WOODBURY, NJ 856-384-1515

MARCUS N. SIMMS, Sheriff
GREENE COUNTY, Pennsylvania