

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-59-2024 AD-561-2024

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, NOVEMBER 21, 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.

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ALL those two tracts situate in Franklin Township, Greene County, Pennsylvania, ss surveyed by Miles A. Davin, Jr., R.S. 35552-E in June of 1995.

BEING the same premises which Amit, Inc., granted and conveyed to Nikita Lodging, Inc., by Deed dated November 13, 2006, and recorded on December 1, 2006, in the Recorder of Deeds, Greene County, in record Book 358, Page 267.

UNDER AND SUBJECT to any and all (A) recorded easements, rights, rights of way, exceptions, restrictions, reservations, covenants, conditions, restrictions and agreements together on record for his Property, and (B) any facts and conditions visible upon the land or as would be shown by a current and accurate survey of the subject premises.

Improvements consist of a two-story motel building with an attached office and parking facilities.

TAX MAP NO. 07-07-102-G

BEING known as 126 (a/k/a 350) Miller Lane, Waynesburg, PA 15370

PROPERTY ADDRESS: 126 Miller Lane, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 07-07-102-G

Seized and taken into execution to be sold as the property of NIKITA LODGING, INC in suit of COBA, INC, ASSIGNEE OF TD BANK, NA, SUCCESSOR-IN-INTEREST BY MERGER TO COMMERCE BANK, NA.

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Attorney for the Plaintiff:  
Lesavoy Butz & Seitz LLC  
Allentown, PA 610-530-2700

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