

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-29-2024 AD-124-2023

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, JANUARY 23, 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.

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All those two parcels of land situate in Monongahela Township, Greene County, Pennsylvania, described as follows:

Tax Parcel No.: 16-11-104 and Tax Parcel No.: 16-11-104A

BEING also known as 117 Allison Road, Dilliner, PA 15327

BEING Tract Number One and Tract Number Three of the property conveyed by deed from Robert Yelenik to Jonathan A. Sellers and Ashley R. Sellers, dated August 29, 2018 and recorded at Book Volume 517, Page 3515.

PROPERTY ADDRESS: 117 Allison Rd, Dilliner, PA 15327

UPI / TAX PARCEL NUMBER: 16/11/104//

Seized and taken into execution to be sold as the property of JONATHAN A SELLERS, ASHLEY R SELLERS, JONATHAN & ASHLEY SELLERS in suit of VANDERBILT MORTGAGE AND FINANCE, INC..

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**Attorney for the Plaintiff:**

Weber Gallagher Simpson Stapleton Fires & Newby LLP  
Philadelphia, PA (412) 281-4541

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