

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-16-2026 AD-224-2026

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:

**FRIDAY, NOVEMBER 20, 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.

ALL those certain lots of ground situate in the Borough of Clarksville, Greene County, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

TRACT NO. I: FRONTING on North Street, now Market Street, 60 feet; thence East along Factory Street, 75 feet to lot now or formerly of Domenica Rota (Tract No. II); thence by Tract No. II, 60 feet to the line of Lot No. 59; thence West by said Lot 59, 75 feet to North Street, now known as Market Street, the place of BEGINNING; and being 75 feet off the Western end of Lot No. 60 in the plot of said Town or Borough of Clarksville.

TRACT NO. II: BEGINNING at the point on Factory Street, 75 feet East of Market Street, thence Eastwardly along said Factory Street 105 feet to the Southwesterly line of an alley on said Borough; thence Northwardly along said alley, 60 feet to the corner of Lot No. 59; thence along said Lot No. 59, Westwardly 105 feet to land now or formerly of Valentino G. Rota (Tract No. I); thence Southwardly along said Tract No. I, 60 feet to the place of BEGINNING.

BEING 105 feet off the Easter end of the Lot No. 60 in the Clarksville Plot of Lots and recorded in the Recorder's Office of Greene County Pennsylvania in Deed Book Volume 27, Page 604.

HAVING A MAILING ADDRESS OF: 320 Market Street Clarksville, PA 15322.

TAX PARCEL ID NUMBERS: 04-01-711 and 04-01-711-A

DEED BOOK REFERENCE: Record Book 565, Page 3487

PROPERTY ADDRESS: 320 Market St, Clarksville, PA 15332

UPI / TAX PARCEL NUMBER: 04/01/711 & 04/01/711A

Seized and taken into execution to be sold as the property of JOS R CALLADINE in suit of SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG PENNSYLVANIA.

Attorney for the Plaintiff:

Greenlee Derrico Posa, LLC Trustee Account
Washington, PA 724-225-7660

MARCUS N. SIMMS, Sheriff
GREENE COUNTY, Pennsylvania