SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-44-2026 AD-414-2026

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, DECEMBER 18, 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 THE RIGHT, TITLE AND INTEREST OF THE PATRICK D. BURNSWORTH, OWNER OR REPUTED OWNER, IN AND TO: ALL that certain tract of land situate in Cumberland Township, Greene County, Pennsylvania, bounded and described as follows:
FOR PRIOR TITLE see deed dated November 14, 2006 from Daniel P. Kurtzhal and Lori Spring Kurtzhal, his wife to Patrick D. Burnsworth, single and recorded in the Greene County Recorder of Deeds Office on November 17, 2006, at Deed Book Volume 357, page 662.

PROPERTY ADDRESS: 111 COLVIN LANE, CARMICHAELS, PA 15320

UPI / TAX PARCEL NUMBER: 05/04/102/D

Seized and taken into execution to be sold as the property of ESTATE OF PATRICK DENZEL BURNSWORTH, DECEASED, AND UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING ANY RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICK DENZEL BURNSWORTH, BRANDI JONES, KATHERINE HELLER A/K/A KATHERINE BURNSWORTH in suit of COMMUNITY BANK.

Attorney for the Plaintiff:
Bassi Vreeland & Assoc PC
Charleroi, PA 724-228-7000

MARCUS N. SIMMS, Sheriff
GREENE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.