

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-48-2025 AD-62-2024

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, OCTOBER 24, 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.

PNC Bank, National Association v. James M. Sabatula, known Heir of Carole L. Sabatula, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Carole L. Sabatula, deceased.

ALL that certain lot or parcel of land situate in Dunkard Township, Greene County, Pennsylvania, Being Lot no. 20 in the Plan of Lots known as Bobtown Plan of Lots, laid out by Jones & Laughlin Steel Corporation, and of record in the Office of the Recorder of Deeds of Greene County in Plan Book Volume 1, Page 128.

PROPERTY ADDRESS: 201 ADELAIDE STREET, BOBTOWN, PA 15315

UPI / TAX PARCEL NUMBER: 06/07/118//

Seized and taken into execution to be sold as the property of JAMES M. SABATULA, KNOWN HEIR OF CAROLE L. SABATULA, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROLE L. SABATULA, DECEASED in suit of PNC BANK, NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
LOGS Legal Group LLP
Waynes, PA 610-278-6800

MARCUS N. SIMMS, Sheriff
GREENE COUNTY, Pennsylvania