SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-6094

Issued out of the Court of Common Pleas of Westmoreland County, Pennsylvania and to me directed, I will expose the following described property at public sale at 2 North Main Street Greensburg PA 15601 in the Town of Greensburg County of Westmoreland, Commonwealth of Pennsylvania on:

MONDAY, JANUARY 04, 2027
AT 9:00 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 thirty (30) 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.

PROPERTY ADDRESS: 31 BUENA VISTA DRIVE, DELMONT, PA 15626

UPI / TAX PARCEL NUMBER: 49-21-03-0-046

Seized and taken into execution to be sold as the property of LINDA LEE DELBAGGIO in suit of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATION OF CWMBS, INC., ALTERNATIVE LOAN TRUST 2003-4CB. MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-12.

TERMS OF SALE: 10% when property is sold and the balance is due ten (10) days after the sale. Notice to all parties in interest and claimants: You are hereby notified that I, James Albert, Sheriff of Westmoreland County, Pennsylvania will file a schedule of proposed distribution of the proceeds of sale in the above entitled matter (10) days after the sale and which will be kept on file in the office of the Prothonotary 2 N Main St. Suite 501 Greensburg, PA 15601. Unless written exemptions are filed no later than twenty (20) days after the sale, distribution of the proceeds of the sale will be made in accordance with the proposed schedule of distribution. If within the (10) days after filing of the proposed schedule of distribution no petition has been filed to set aside the sale, the Sheriff will execute and acknowledge a deed to the property sold.

Attorney for the Plaintiff:
POWERS KIRN
Moorestown, NJ 856-802-1000

JAMES ALBERT, Sheriff
WESTMORELAND COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.