

SHERIFF'S SALE OF REAL ESTATE
HANDBILL PURSUANT TO Pa.R.C.P. 3129.2

BY VIRTUE OF CERTAIN WRITS OF EXECUTION, ISSUED OUT OF THE COURT OF COMMON PLEAS – CIVIL DIVISION – OF BEDFORD COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE AT <https://www.bid4assets.com/BedfordPASheriffSales>, OCTOBER 8, 2026 AT 10:00AM PREVAILING TIME, THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

EXECUTION NO. 2025-00146

OWNER OR REPUTED OWNER(S): MARY J. SHEARER, IN HER CAPACITY AS HEIR AND EXECUTRIX OF THE ESTATE OF GARY L. STEWART, DECEASED

JUDGMENT AMOUNT: \$31,949.10

BRIEF DESCRIPTION: All that certain piece, parcel or tract of land, with the building and improvements thereon erected, situate, lying and being in the Township of West Providence, County of Bedford and State of Pennsylvania.

IMPROVEMENTS: Residential Dwelling

TAX MAP NO.: 260-017671

164 Old Rt 26 Everett,
Pa 15537

DEED REFERENCE: Book 1118, Page 583

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD AS THE PROPERTY OF MARY J. SHEARER, IN HER CAPACITY AS HEIR AND EXECUTRIX OF THE ESTATE OF GARY L. STEWART, DECEASED (DEFENDANTS), OWNER OR REPUTED OWNER, ON JUDGMENT OF M&T BANK (PLAINTIFF) ENTERED INTO BEDFORD COUNTY NO. 2025-00146

ATTORNEY: McCalla Raymer Leibert Pierce, LLP

ADDRESS: 485F Route 1 South, Suite 300, Iselin, NJ 08830

PHONE: (445) 207-4041

Terms: Cashier's check or Money Order, 10% NON-REFUNDABLE DEPOSIT REQUIRED; IN ADDITION TO BID PRICE, THE FOLLOWING WILL BE ADDED; COST OF DEED PREPARATION, LIEN CERTIFICATION, TRANSFER TAXES, AND POUNDAGE

NOTICE IS DIRECTED TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON OR BEFORE THE THIRTY (30) DAYS FROM THE DATE OF THE SALE IN ACCORDANCE WITH PA.R.C.P.3136.

IF NO EXCEPTIONS ARE FILED TO THE SCHEDULE OF DISTRIBUTION WITHIN TEN (10) DAYS, A DEED WILL BE EXECUTED AND ACKNOWLEDGED BY THE PROTHONOTARY

WAYNE E. EMERICK, JR.
BEDFORD, PA 15522

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