

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, PENNSYLVANIA, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE AT **ON THURSDAY, AUGUST 13, 2026**, online at: <https://www.bid4assets.com/BedfordPASheriffSales>, with the Terms of Sale to be found at: https://publicresources.bid4assets.com/landingpages/bedfordpa/BedfordTOS_revised7212025.pdf

THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

EXECUTION NO. 50056-2023

OWNER OR REPUTED OWNER: Samuel Donald Wiley, II

JUDGMENT AMOUNT: \$1,734.33

BRIEF DESCRIPTION:

PROPERTY LOCATED IN: All that certain piece or parcel or property located in Kimmel Township, Bedford County;

KNOWN AS: Blue Knob Unit 1214, Kimmel Township, Bedford County, Pennsylvania.

IMPROVEMENTS:

TAX MAP NO.: D.02-G.04001.1214

DEED REFERENCE: VOLUME 1602, PAGE 511

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD AS THE PROPERTY OF SAMUEL DONALD WILEY, II (DEFENDANT), OWNER OR REPUTED OWNER, ON JUDGMENT OF GREENFIELD TOWNSHIP MUNICIPAL AUTHORITY (PLAINTIFF) ENTERED TO BEDFORD COUNTY NO. 50056-2023

ATTORNEY: Nathan W. Karn, Sr.

ADDRESS: 401 Allegheny Street, PO Box 415, Hollidaysburg, PA 16648

PHONE: 814-695-7581

THIS IS AN UPSET SALE PURSUANT TO 53 P.S. SECTION 7279

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 & 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 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 BEFORE THE PROTHONOTARY.

WAYNE E. EMERICK JR., SHERIFF. BEDFORD, PA 15522