

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 A **PUBLIC ON-LINE AUCTION CONDUCTED BY BID4ASSETS, 8757 GEORGIA AVENUE, SUITE 520, SILVER SPRINGS, MD 20910, AT [HTTPS://WWW.BID4ASSETS.COM/BEDFORDPASHERIFF-SALES](https://www.bid4assets.com/bedfordpasheriff-sales) (ADVANCE REGISTRATION REQUIRED) ON THURSDAY (August 13, 2026) AT 10:00 A.M. PREVAILING TIME, THE FOLLOWING DESCRIBED STATE, TO WIT:**

EXECUTION NO. 2024-00997

OWNER OR REPUTED OWNER: Darian W. Feather as Administrator of the Estate of Daniel Feather, Deceased

JUDGMENT AMOUNT: \$222,303.33

BRIEF DESCRIPTION: All that certain piece or parcel or Tract of land situate in the Township of Kimmel, County of Bedford, and Commonwealth of Pennsylvania, and being known as 130 Washington Road, Claysburg, PA 16625.

IMPROVEMENTS: Residential Dwelling

TAX MAP NO.: E.03-0.00-003-D f/k/a E3-30

DEED REFERENCE: Dwelling **VOLUME 331, PAGE 766**

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD AS THE PROPERTY OF DARIAN W. FEATHER, AS ADMINISTRATOR OF THE ESTATE OF DANIEL FEATHER, DECEASED (DEFENDANT), OWNER OR REPUTED OWNER, ON JUDGMENT OF U.S. Bank Trust National Association as Trustee of the Bungalow Series IV Trust (PLAINTIFF) ENTERED INTO BEDFORD COUNTY NO. 2024-00997.

ATTORNEY: Friedman Vartolo LLP
ADDRESS: 1325 Franklin Avenue, Suite 160, Garden City, NY 11530
PHONE: (212) 471-5100

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, Sheriff

ROVD BEDFORD CO. PA
MAR 17 2026 4:41