

HANDBILL

BY VITURE OF CERTAIN WRITS OF EXECUTION, ISSUED OUT OF THE COURT OF COMMON PLEAS – CIVIL DIVISION – OF BEDFORD COUNTY, PENNSYLVANIA, TO BE DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE **ONLINE** AT

[HTTPS://WWW.BID4ASSETS.COM/BEDFORDPASHERIFFSALES](https://www.bid4assets.com/bedfordpasheriffsales) ON **OCTOBER 08, 2026, WITH A BID CLOSING TIME OF 12:00 P.M.** PREVAILING TIME, THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

EXECTION NO. 194-2026

OWNERS OR REPUTED OWNERS: JESSICA D. BOWSER

JUDGMENT AMOUNT: \$43,468.26

BRIEF DESCRIPTION: ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF WEST PROVIDENCE, COUNTY OF BEDFORD, AND COMMONWEALTH OF PENNSYLVANIA.

IMPROVEMENTS: RESIDENTIAL DWELLING

TAX MAP NUMBER: G.09-B.07-070

DEED REFERENCE: INSTRUMENT NUMBER 2018-001682

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD AS THE PROPERTY OF JESSICA D. BOWSER, OWNER OR REPUTED OWNER ON JUDGMENT OF SOMERSET TRUST COMPANY ENTERED INTO BEDFORD COUNTY NO. 194-2026.

Spence, Custer, Saylor, Wolfe & Rose, LLC
1067 Menoher Boulevard
Johnstown, PA 15905
Phone: 814.536.0735
Fax: 814.539.1423

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 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 EMERICK, JR., SHERIFF
BEDFORD, PA 15522