

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 THE **BEDFORD COUNTY COURTHOUSE, ROOM # 101, 200 SOUTH JULIANA STREET, BEDFORD, PENNSYLVANIA ON THURSDAY, August 14, 2025 AT 10:00 A.M. PREVAILING TIME, THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:**

EXECUTION NO. 2024-01985

OWNER OR REPUTED OWNER: Brenda F. Folk

JUDGMENT AMOUNT: \$290,710.60

BRIEF DESCRIPTION:

PROPERTY LOCATED IN All Certain Tract Situate in Six Mile Run, Bedford County, Pennsylvania;

KNOWN AS: 5108 Saint Hubert Hollow Rd, Six Mile Run, PA 16679-9518

IMPROVEMENTS: Residential Real Estate

TAX MAP NO.: 1.05-0.00-090, 1.05-0.00-098 & 1.05-0.00-100

DEED REFERENCE: VOLUME 369, PAGE 581

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD AS THE PROPERTY OF Brenda F. Folk

(PLAINTIFF) ENTERED TO BEDFORD COUNTY NO. 2024-01985

ATTORNEY: Matthew C. Fallings, Esq.

ADDRESS: 1581 Main Street, Ste. 200, The Shops at Valley Square, Warrington, PA 18976

PHONE: 215-572-8111

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 EMERICK JR., SHERIFF
BEDFORD, PA 15522

2025 MAY -1 AM 11:44
FILED
CLERK OF ORPHANS COURT

RCVD_BEDFORD_CO..S.O
MAY 1 '25 PM 3:44