

SHERIFF' 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 AN ON-LINE AUCTION FOUND AT WWW.bid4assets.com/BedfordPASheriffSales ON THE THURSDAY, DECEMBER 10, 2026, AT 10:00 AM. PREVAILING TIME, THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

EXECUTION NO. 2025-01236

OWNER OR REPUTED OWNER(S): Cody Riggleman and Jennifer Riggleman

JUDGMENT AMOUNT: \$147,734.81

BRIEF DESCRIPTION: All that certain parcel or tract of land lying and being situate in the Township of Bedford, County of Bedford and Commonwealth of Pennsylvania, more fully bounded and described as follows:, being known as 1240 IMLERTOWN ROAD, BEDFORD, PA 15522

IMPROVEMENTS: Residential Dwelling

TAX MAP NO. F.08-0.00-077

DEED REFERENCE: Deed Book 2022, Page 000157

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD AS THE PROPERTY OF Cody Riggleman and Jennifer Riggleman **(DEFENDANTS), OWNER OR RETUPED OWNER, ON JUDGMENT OF ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC (PLAINTIFF) ENTERED INTO BEDFORD COUNTY NO.** 2025-01236

ATTORNEY: Brock & Scott, PLLC

ADDRESS: 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406

PHONE: (844) 856-6646

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., SHERIFF
BEDFORD, PA 15522

FILED
2026 AUG 31 AM 10:29
PROTHONOTARY / CLERK OF COURTS
CLERK OF ORPHAN'S COURT