

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 DNISION - 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 THE THURSDAY (June 11, 2026) AT 10:00 A.M. PREVAILING TIME, THE FOLLOWING DESCRIBED STATE, TO WIT:

EXECUTION NO. 1175-2025

OWNER OR REPUTED OWNER: Brian M. Gelvin, Deceased and Connie J. Gelvin

JUDGMENT AMOUNT: \$ 112,607.84

BRIEF DESCRIPTION: All that certain piece of parcel or Tract of land situate in the Township of Hopewell, Bedford County, Pennsylvania, and being known as 2225 Plank Road, Hopewell, PA 16650.

IMPROVEMENTS: Residential Dwelling

TAX MAP NO.: H.07-0.00-159

DEED REFERENCE: Dwelling VOLUME 1053, PAGE 371

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD AS THE PROPERTY OF Brian M. Gelvin, Deceased, and Connie J. Gelvin (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. 1175-2025.

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 Emenick Jr, Sheriff