

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. 340-2026

OWNER OR REPUTED OWNER(S): Rachel Ickes A/K/A Rachel L. Ickes, in her Capacity as Heir of Lynn A. Ickes, Jr, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Jimmy Robinson, Sr., Deceased

JUDGMENT AMOUNT: \$97,521.91

BRIEF DESCRIPTION: ALL THAT CERTAIN parcel of land with the buildings and improvements thereon erected situate in West St. Clair Township, Bedford County, Pennsylvania, bounded and described as follows:, being known as 5248 CORTLAND RD, NEW PARIS, PA 15554

IMPROVEMENTS: Residential Dwelling

TAX MAP NO. C.06-0.00-124 a/k/a 340-022396

DEED REFERENCE: Deed Instrument #2019-000714

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD AS THE PROPERTY OF Rachel Ickes A/K/A Rachel L. Ickes, in her Capacity as Heir of Lynn A. Ickes, Jr, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Jimmy Robinson, Sr., Deceased **(DEFENDANTS), OWNER OR RETUPED OWNER, ON JUDGMENT OF AMERICAN FINANCING CORPORATION (PLAINTIFF) ENTERED INTO BEDFORD COUNTY NO. 340-2026**

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

2026 AUG 26 PM 4:01
PROthonotary / CLERK OF COURT
CLERK OF ORPHAN'S COURT

FILED

RCVD BEDFORD CO. S.D
AUG 23 '26 4:59:31

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