

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 [HTTPS://WWW.BID4ASSETS.COM/BEDFORDPASHERIFFSALES](https://www.bid4assets.com/bedfordpasheriffsales) ON THURSDAY, **October 08, 2026**, AT 10:00 A.M. PREVAILING TIME, THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

EXECUTION NO. 2025-01109

OWNER OR REPUTED OWNER: Charles Franklin Snyder A/K/A Charles F Snyder

JUDGMENT AMOUNT: \$118,975.24

BRIEF DESCRIPTION:

PROPERTY LOCATED IN All Certain Tract Situate in Everett, Bedford County, Pennsylvania;

KNOWN AS: 3252 Rock Hill Church Road, Everett, PA 15537

IMPROVEMENTS: Residential Real Estate__

TAX MAP NO.: H.11-0.00-025

DEED REFERENCE: VOLUME 932, PAGE 981

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD AS THE PROPERTY OF Charles Franklin Snyder A/K/A Charles F Snyder, The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, National Association, as Indenture Trustee for the registered holders of ABFS Mortgage Loan Trust 2002-4, Mortgage-Backed Pass-Through Certificates, Series 2002-4

(PLAINTIFF) ENTERED TO BEDFORD COUNTY NO. 2025-01109

ATTORNEY: Steven P. Kelly, Esquire (308573)

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

FILED
2026 JUN -4 PM 3:41
CLERK OF BEDFORD COUNTY