

RCVD BEDFORD CO PA
AUG 5 '26 AM 9:54

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 <https://www.bid4assets.com/BedfordPASheriffSales> ON THURSDAY, December 10, 2026, AT 10:00 A.M. PREVAILING TIME, THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

EXECUTION NO. 2026-00274

OWNER OR REPUTED OWNER: SEAN E. WHITMER

JUDGMENT AMOUNT: \$87,311.71

BRIEF DESCRIPTION:

PROPERTY LOCATED IN: All that certain piece or parcel or property located in Bedford Township, Bedford County;

KNOWN AS: 7360 Lincoln Highway, Bedford, PA 15522

IMPROVEMENTS: Residential Dwelling

TAX MAP NO.: E.09-C.01-063-A/ **CONTROL NO.:** 020 003291

DEED REFERENCE: DEED BOOK INSTRUMENT NO: 2021-005057

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD AS THE PROPERTY OF SEAN E. WHITMER (DEFENDANT), OWNER OR REPUTED OWNER, ON JUDGMENT OF PENNYMAC LOAN SERVICES, LLC (PLAINTIFF) ENTERED TO BEDFORD COUNTY NO. 2026-00274.

ATTORNEY: KML Law Group, P.C.

ADDRESS: 701 Market Street, Suite 5000, Philadelphia, PA 19106

PHONE: (215) 627-1322

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