

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 **BEDFORD COUNTY COURTHOUSE, ROOM 101, 200 SOUTH JULIANA STREET, BEDFORD PENNSYLVANIA ON THE THURSDAY OCTOBER 9, 2025, AT 10:00 A.M. PREVAILING TIME, THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:**

EXECUTION NO: 474-2025

OWNER OR REPUTED OWNER: Shannen K. Lafferty a/k/a Shannen Lafferty and
Jerry P. Yarnall a/k/a Jerry Yarnall

JUDGMENT AMOUNT: \$39,390.07

BRIEF DESCRIPTION: All that certain piece of parcel or Tract of land situate in the Township of Bedford, County of Bedford and Commonwealth of Pennsylvania, and being known as 7644 Lincoln Highway, Bedford, PA 15522.

IMPROVEMENTS: RESIDENTIAL DWELLING

TAX MAP NO: E.09-C.03-054

DEED REFERENCE: BOOK 877 PAGE 391.

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD AS THE PROPERTY OF Shannen K. Lafferty a/k/a Shannen Lafferty and Jerry P. Yarnall a/k/a Jerry Yarnall (DEFENDANT), OWNER OR REPUTED OWNER ON JUDGEMENT OF M&T Bank s/b/m to M&T Mortgage Corporation (PLAINTIFF) ENTERED INTO BEDFORD COUNTY NO. 474-2025.

ATTORNEY FOR PLAINTIFF: Orlans Law Group PLLC
200 Eagle Road, Bldg 2, Suite 120
Wayne, PA 19087
(484) 367-4191

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.

BEDFORD, PA 15522

ROVD BEDFORD CO. PA
JUL 2 2025 4:54