

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, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE AT <https://www.bid4assets.com/BedfordPASheriffSales> October 8, 2026 AT 10:00 A.M. PREVAILING TIME, THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

EXECUTION NO. 1126-2025
OWNER OR REPUTED OWNER: VANESSA BELYEA
JUDGMENT AMOUNT: \$67,312.40

BRIEF DESCRIPTION: All that certain piece of land lying situate in the Borough of Bedford, Bedford County, Pennsylvania, being known as 323 EAST JOHN STREET, BEDFORD, PA 15522

IMPROVEMENTS: A RESIDENTIAL DWELLING
TAX MAP NO: E.09-E.05-009
DEED REFERENCE: Deed Book 1199, page 318

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD AS THE PROPERTY OF VANESSA BELYEA, (DEFENDANT), OWNER OR REPUTED OWNER, ON JUDGMENT OF MIDFIRST BANK (PLAINTIFF) ENTERED INTO BEDFORD COUNTY NO. 1126-2025.

ATTORNEY: LEON P. HALLER - PURCELL KRUG & HALLER
ADDRESS: 1719 N. FRONT STREET, HARRISBURG, PA 17102
PHONE: 717-234-4178

Term: 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 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 15522

RCVD BEDFORD CO. S.D.
JUN 9 '26 PM 3:40