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. 261-2026

OWNER OR REPUTED OWNER(S): Deborah Anne Hill, known heir of JoAnn Styles A/K/A Jo Anne Styles A/K/A JoAnne Styles, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under JoAnn Styles A/K/A Jo Anne Styles A/K/A JoAnne Styles, Deceased

JUDGMENT AMOUNT: $195,228.35

BRIEF DESCRIPTION: All that certain parcel or tract of land lying and being situate in the Township of Southampton, County of Bedford and Commonwealth of Pennsylvania, more particularly bounded and described as follows: being known as 1382 FLINTSTONE ROAD A/K/A 1382 FLINTSTONE CREEK ROAD, CLEARVILLE, PA 15535

IMPROVEMENTS: Residential Dwelling

TAX MAP NO. D.16-0.00-036 A/K/A D16-36 & D.16-0.00-060 A/K/A D16-60

DEED REFERENCE: Deed Book 1279, Page 969

FILED
2026 AUG -3 AM 11:57

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD AS THE PROPERTY OF Deborah Anne Hill, known heir of JoAnn Styles A/K/A Jo Anne Styles A/K/A JoAnne Styles, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under JoAnn Styles A/K/A Jo Anne Styles A/K/A JoAnne Styles, Deceased **(DEFENDANTS), OWNER OR RETUPED OWNER, ON JUDGMENT OF** U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST **(PLAINTIFF) ENTERED INTO BEDFORD COUNTY NO.** 261-2026

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

RCVD_BEDFORD_CO...S.O
AUG 3 '26 PM4:13

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 15522