

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 ONLINE 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. 2026-00253

OWNER OR REPUTED OWNER: Shawn A. Hughes

JUDGMENT AMOUNT: \$95,563.15

BRIEF DESCRIPTION:

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

KNOWN AS: 174 South Woodcock Valley Road, Hopewell, PA 16650

IMPROVEMENTS: Single Family Dwelling

TAX MAP NO.: H.06-0.00-181

DEED REFERENCE: INSTRUMENT NUMBER 2024-004489

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD AS THE PROPERTY OF **Shawn A.**

Hughes (DEFENDANT), OWNER OR REPUTED OWNER, ON JUDGMENT OF Union Home

Mortgage Corporation (PLAINTIFF) ENTERED TO BEDFORD COUNTY NO. 2026-00253.

ATTORNEY: Meredith H. Wooters

ADDRESS: P. O. Box 165028, Columbus, OH 43216-5028

PHONE: 614-220-5611

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 E. EMERICK JR., SHERIFF
BEDFORD, PA 15522