

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, OCTOBER 8, 2026, AT 10:00 AM. PREVAILING TIME, THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

EXECUTION NO. 2026-00240

OWNER OR REPUTED OWNER(S): Melinda S. Dye, executrix of the Estate of Junior E. Dye A/K/A Junior Edward Dye A/K/A Junior Dye, Deceased

JUDGMENT AMOUNT: \$120,816.90

BRIEF DESCRIPTION: ALL THAT certain lot of ground situate in the Borough of Everett, County of Bedford and Commonwealth of Pennsylvania, more fully bounded and described as follows:, being known as 43 W 4TH STREET, EVERETT, PA 15537

IMPROVEMENTS: Residential Dwelling

TAX MAP NO. G.09-B.05-078

DEED REFERENCE: Deed Book 1485, Page 0050

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD AS THE PROPERTY OF Melinda S. Dye, executrix of the Estate of Junior E. Dye A/K/A Junior Edward Dye A/K/A Junior Dye, Deceased **(DEFENDANTS), OWNER OR RETUPED OWNER, ON JUDGMENT OF ROCKET MORTGAGE, LLC (PLAINTIFF) ENTERED INTO BEDFORD COUNTY NO. 2026-00240**

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

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

RCVD_BEDFORD_CO..S.O
JUL 9 '25 AM 11:24