SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10571-2025

For more information, please visit the website below:
https://www.bid4assets.com/beavercountypasheriffsales

WEDNESDAY, JANUARY 06, 2027
AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

US Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust v. Virgo 718 LLC

Docket Number: 10571-2025

Property to be sold is situated in the Borough of Rochester, County of Beaver and Commonwealth of Pennsylvania.

Commonly known as: 425 Kossuth Street, Rochester, PA 15074

Parcel Number: 49-001-1413.000

Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling

Judgment Amount: $162,906.50

PROPERTY ADDRESS: 425 KOSSUTH STREET, ROCHESTER, PA 15074

UPI / TAX PARCEL NUMBER: 490011413000

Seized and taken into execution to be sold as the property of VIRGO 718 LLC in suit of US BANK TRUST NATIONAL ASSOCIATION, NOT ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within Thrity (30) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY 212-471-5100

TONY GUY, Sheriff
BEAVER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.