

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-0637

Issued out of the Court of Common Pleas of Centre County, Pennsylvania and to me directed, I will expose the following described property at public sale at the 3rd Floor, Court House Annex in the Town of Bellefonte County of Centre, Commonwealth of Pennsylvania on:

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 ten (10) 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.

LONG FORM DESCRIPTION SCHEDULE "A"

ALL that certain parcel of land situate in the Township of Ferguson, County of Centre, State of Pennsylvania, being known and designated as Lot No. 27, Good Hope Farms, Final Plan, Phase II, dated January 20, 1984 by Uni-Tec, Inc., State College, Pennsylvania, and recorded in Plat Book 32, page 192. Being further described as metes and bounds property.

Containing 0.22 acres

BEING the same premises which Aaron D. Gresson, III by Deed dated July 26, 2000 and recorded in the Official Records of Centre County on July 28, 2000 in Deed Book Volume 1171, Page 805, granted and conveyed unto Robert H. Rosselot, Jr. and Michele Lee Rosselot.

2225 Bristol Avenue, State College, PA 16801
Tax Parcel Number: 24-0004C,150-,0000-
Ian Yorke, Esq., Friedman Vartolo LLP, Attorney for Plaintiff

Judgment Amount: \$154,702.50
Premise Being: 2225 Bristol Avenue, State College, PA 16801
Seized and sold as the property of Michele Lee Rosselot, Robert H. Rosselot Jr. Judgment Number 2024-CV-0637-CI (US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust v Michele Lee Rosselot), with a judgment amount of \$154,702.50

PROPERTY ADDRESS: 2225 BRISTOL AVENUE, STATE COLLEGE, PA 16801

UPI / TAX PARCEL NUMBER: 24-004C,150-,0000-;DETACH;ALUMINUM;3BDR;1988

Seized and taken into execution to be sold as the property of MICHELE LEE ROSSELOT AND ROBERT HODGES ROSSELOT, JR in suit of US BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST.

TERMS OF SALE: 20% DOWN AND BALANCE IN 10 DAYS

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

BRYAN L SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania