

SHERIFFS SALE OF REAL ESTATE
HANDBILL PURSUANT TO Pa. R. C. P. 3129.2

BY VIRTUE OF CERTAIN WRIT 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 <https://www.bid4assets.com/BedfordPASheriffSales> ON THURSDAY, June 11, 2026 AT 10:00 A.M. PREVAILING TIME, THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

EXECUTION NO. 2025-01228

OWNER OR REPUTED OWNER: Ellinor M. Cober

JUDGMENT AMOUNT: \$\$85,585.92

BRIEF DESCRIPTION:

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

KNOWN AS 3182 Main Road, Bedford, PA 15522

IMPROVEMENTS: Single Family Residential DwellingSingle Family Residential Dwelling

TAX PARCEL NO. E.12-C.05-037 / **CONTROL NO.**

DEED REFERENCE: DEED BOOK 808, PAGE 159

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD AS THE PROPERTY OF ELLINOR M. COBER (DEFENDANT), OWNER OR REPUTED OWNER, ON JUDGMENT OF US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST (PLAINTIFF) ENTERED TO BEDFORD COUNTY NO. 2025-01228.

ATTORNEY: Hladik, Onorato and Federman, LLP

ADDRESS: 298 Wisshahickon Avenue, North Wales, PA 19454

PHONE: (215) 855-9521

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. RC.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 EMERICK, JR., SHERIFF
BEDFORD, PA 15522