

**IN THE COURT OF
COMMON PLEAS
ALLEGHENY COUNTY,
PENNSYLVANIA**

US Bank Trust National
Association, Not In Its
Individual Capacity But Solely
As Owner Trustee For VRMTG
Asset Trust
Plaintiff,
vs.

Chris A. Bozeman (deceased)
Defendants.

CIVIL DIVISION

Case No.: MG-18-000027

AMENDED NOTICE OF
SHERIFF'S SALE OF REAL
ESTATE

To:

Joyce Bozeman, as Believed
Heir to the Estate of Chris A.
Bozeman; Unknown Heirs of
the Estate of Chris A.
Bozeman; Unknown
Administrators of the Estate of
Chris A. Bozeman

THIS FIRM IS A DEBT
COLLECTOR ATTEMPTING TO
COLLECT A DEBT AND ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. IF YOU HAVE
PREVIOUSLY RECEIVED A
DISCHARGE IN BANKRUPTCY,
THIS IS NOT AND SHOULD
NOT BE CONSTRUED TO BE
AN ATTEMPT TO COLLECT A
DEBT, BUT ONLY
ENFORCEMENT OF A LIEN
AGAINST PROPERTY. Your
house (real estate) at 505
Veronica Drive, Pittsburgh, PA
15235 is scheduled to be sold
at the Sheriff's Sale on May 6,
2024 at 9:00AM prevailing
local time, in Allegheny
County, Fourth Floor, Gold
Room, Courthouse,
Pittsburgh, PA via virtual
technology to enforce the
judgment of \$89,576.11
obtained by US Bank Trust
National Association, Not In Its
Individual Capacity But Solely
As Owner Trustee For VRMTG
Asset Trust against you. As a
result, a writ of execution has
been issued in the amount of
\$141,031.40.

NOTICE OF OWNER'S RIGHT
YOU MAY BE ABLE TO

PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale,
you must take immediate
action: The sale will be
cancelled if you pay to the
mortgagee the Back
payments, late charges, costs
and reasonable attorneys
Fees due. To find out how
much you must pay, you may
call: 614-220-5611.

1. You may be able to stop the
sale by filing a petition asking
the Court to strike or open the
judgment, if the judgment was
improperly entered. You may
also ask the Court to postpone
the sale for good cause.

2. You may also be able to
stop the sale through other
legal proceedings.

3. YOU MAY NEED AN
ATTORNEY TO ASSERT YOUR
RIGHTS. The sooner you
contact one, the more chance
you will have of stopping the
sale. (See notice on page two
on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO
SAVE YOUR PROPERTY AND
YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE
DOES TAKE PLACE.

1. If the Sheriff's Sale is not
stopped, your property will be
sold to the highest bidder. You
may find out the price bid by
calling 412-350-4704.

2. You may be able to petition
the Court to set aside the sale
if the bid price was grossly
inadequate compared to the
value of your property.

3. The sale will be recorded
only if the purchaser pays the
Sheriff the full amount of the
bid. To find out if this has
happened yet, you may call
the Sheriff's Office at
412-350-4704.

4. If the amount due from the
purchaser is not paid to the
Sheriff, the sale must be
rescheduled.

5. You have the right to remain
in the property until the full
amount due is paid to the
sheriff and the sheriff gives a
deed to the buyer. At that time
the buyer will bring legal
proceedings, if necessary, to
evict you.

6. You may be entitled to a
share of the proceeds which
were paid for your house. A
proposed schedule of
distribution of the money bid
for your house will be
prepared by the Sheriff within
30 days of the Sale. The
schedule will state who will be
receiving that money. The
money will be paid out in
accordance with this schedule
unless exceptions (reasons
why the proposed distribution
is wrong) are filed with the
Sheriff within ten (10) days
after the posting of the
Schedule of Distribution.

7. You may also have other
rights and defenses, or ways
of getting your home back, if
you act immediately after the
sale.

YOU SHOULD TAKE THIS
PAPER TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE A
LAWYER OR CANNOT AFFORD
ONE, CONTACT THE OFFICE
LISTED BELOW TO FIND
OUT WHERE YOU CAN GET
LEGAL HELP.

MANLEY DEAS KOCHALSKI
LLC BY:

Kimberly J. Hong, Esquire (PA
I.D. # 74950)
Meredith H. Wooters, Esquire
(307207)
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412-261-0518
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