

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 248120	Invoice Date: 07/20/2021 3:36:01 PM	RECEIPT	Reg/Drw ID: 0102
Customer:	Last Change:	Receipt By: WALK-IN	By: CSD
COLUMBIA COUNTY SHERIFF OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202107185	LOCUST TOWNSHIP
	Grantor - BOYLES, JERRY L		07/20/21 3:36:05 PM	
	Grantee - U S BANK			
	Consideration -	\$2,549.18		
	Tax Basis -	\$0.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 9010 - COLUMBIA COUNTY SHERIFF OFFICE	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US BANK NA

VS. JERRY & MARGARET BOYLES

NO. 93-2019 ED

NO. 1567-2018 JD

DATE/TIME OF SALE: JANUARY 27, 2021 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 2499,20

POUNDAGE - 2% OF BID \$ 49,98

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2549,18

PURCHASER(S): Plntf

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Denise Usher

TOTAL DUE: \$ 2549,18

LESS DEPOSIT: \$ 1356,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1199,18

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
U.S. BANK NATIONAL ASSOCIATION

vs.

Defendant
JERRY L BOYLES
MARGARET L BOYLES

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS, OH 43216-5028

Sheriff's Sale Date: Wednesday, January 27, 2021

Writ of Execution No. : 2018CV1567

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1140 NUMIDIA DRIVE, NUMIDIA, PA 17858

Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$30.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,503.95
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$100.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Continued or Cancelled Sale	Postponed to: 1/29/2020	\$10.00
Service		\$165.00
Service Mileage		\$18.00
Distribution Form		\$25.00
Copies		\$5.50
Notary Fee		\$15.00
Tax Claim Search		\$5.00
Surcharge		\$192.00
Other		\$30.50
Continued or Cancelled Sale	Postponed to: 9/16/2020	\$10.00
Continued or Cancelled Sale	Postponed to: 1/27/2021	\$10.00

Total Sheriff Costs **\$2,427.45**

Distribution Costs

Recording Fees	\$71.75
----------------	---------

Total Distribution Costs **\$71.75**

Grand Total: **\$2,499.20**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

January 29, 2021

Columbia County Sheriff
Timothy Chamberlain
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: U.S. Bank National Association v.
Jerry L. Boyles, et al.
Property Address: 1140 Numidia Drive, Numidia, PA 17858
Docket No. 2018-CV-1567
Our File Number: 18-034159

Dear Sir or Madam:

Our office is the attorney on the Writ for the above-referenced sale. Please be advised that we are assigning the bid to **U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301-0000**. Please issue the Deed to the specified assignee.

Also enclosed are the following:

- a check in the amount of \$1,199.18, representing the amount due per the cost sheet;
- two (2) original Realty Transfer Tax Affidavits of Value;
- a copy of the legal description for the deed;
- a copy of the Mortgage and Assignment of Mortgage (if applicable);
- a self-addressed, stamped envelope for return of the deed.

Should you have any questions, please feel free to contact me at 614-220-5611 or email Post-Sale-PA@manleydeas.com.

Very truly yours,

MANLEY DEAS KOCHALSKI LLC

Enclosures



(EX) MOD 06-19 (FI)

1830019105

RECORDER'S USE ONLY

State Tax Paid:

Book

Page:

Instrument Number:

Date Recorded:

REV-183BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION**SECTION I TRANSFER DATA**

Date of Acceptance of Document 01/27/2021							
Grantor(s)/Lessor(s) Sherriff of Columbia County		Telephone Number 570-389-5622		Grantee(s)/Lessee(s) U.S. Bank National Association		Telephone Number 1-855-698-7627	
Mailing Address 35 West Main Street, P.O. Box 380				Mailing Address 4801 Frederica Street			
City Bloomsburg		State PA	Zip Code 17815	City Owensboro		State KY	Zip Code 42301-0000

SECTION II REAL ESTATE LOCATION

Street Address 1140 Numidia Drive		City, Township, Borough Township of Locust	
County Columbia	School District Southern Columbia Area		Tax Parcel Number 20-02A-009

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
1. Actual Cash Consideration 2,549.18	2. Other Consideration +0.00	3. Total Consideration = 2,549.18
4. County Assessed Value 1,199.18	5. Common Level Ratio Factor X 4.76	6. Computed Value = 5,708.10

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

2. Check Appropriate Box for Exemption Claimed.

- ☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Manley Deas Kochalski LLC		Telephone Number 614-220-5611		
Mailing Address P. O. Box 165028		City Columbus	State OH	ZIP Code 43216-5028

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 		Date 02/05/2021	
---	--	--------------------	--

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

U.S. Bank National Association

Plaintiff,

vs.

Jerry L. Boyles (deceased); Margaret Boyles

Defendants.

CIVIL DIVISION

Docket No.: 2018-CV-1567

NOTICE OF THE DATE OF CONTINUED SHERIFF SALE

The Sheriff Sale scheduled for September 16, 2020 at 9:00AM in the above captioned matter has been continued until January 27, 2021 at 9:00AM.

Dated: September ²⁵14, 2020

By: 
Cristina L. Connor, Esquire (318389)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Matthew P. Curry, Esquire (322229)
Holly N. Wolf, Esquire (322153) ✓
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: clconnor@manleydeas.com
Attorney for Plaintiff

CLERK OF COURT
COLUMBIA COUNTY
2020 SEP 29 PM 4:19



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

September 14, 2020

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: U.S. Bank National Association v.
Jerry L. Boyles, et al.
Property Address: 1140 Numidia Drive, Numidia, PA 17858
Docket No. 2018-CV-1567
Our File Number: 18-034159

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

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

U.S. Bank National Association

Plaintiff,

vs.

Jerry L. Boyles (deceased); Margaret Boyles

Defendants.

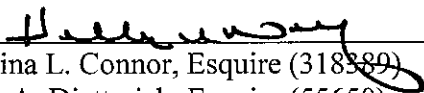
CIVIL DIVISION

Docket No.: 2018-CV-1567

CERTIFICATE OF FILING

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for September 16, 2020 at 9:00AM in the above captioned matter has been continued until January 27, 2021 at 9:00AM.

Dated: September ²⁵~~14~~, 2020

By: 
Cristina L. Connor, Esquire (318389)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Matthew P. Curry, Esquire (322229)
Holly N. Wolf, Esquire (322153) ✓
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: clconnor@manleydeas.com
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

U.S. Bank National Association

Plaintiff,

vs.

Jerry L. Boyles (deceased); Margaret Boyles

Defendants.

CIVIL DIVISION

Docket No.: 2018-CV-1567

FILED
PROTHONOTARY
2020 SEP 15 A 9 11
CLERK OF COURT
COUNTY OF COLUMBIA

ORDER OF COURT

AND NOW, this 14th day of September 2020, upon review of Plaintiffs Motion to Continue Sheriff Sale and Dispense with New Notice Pursuant to Pa.R.C.P. 3129.3(b)(1) and Defendant's subsequent response, if any, it is hereby **ORDERED**, **ADJUDGED and DECREED** that the sheriff sale of 1140 Numidia Drive, Numidia, PA 17858 scheduled for September 16, 2020 is continued until January 27, 2021, and the requirement that advertisement be made and new notice be provided to Defendant, lienholders or other parties in interest pursuant to Pa.R.C.P. No. 3129.2 is hereby waived. The postponement will be announced at the September 16, 2020 sheriff sale.

BY THE COURT:

15/ Thomas A. Jones Jr.
Judge
Columbia County Court of Common Pleas



MANLEY DEAS KOCHALSKI

P.O. BOX 165028

COLUMBUS, OH 43216

P 614-220-5611 | F 614-220-5613

September 14, 2020

Office of the Sheriff of Columbia County

ATTN: REAL ESTATE DEPT.

35 West Main Street

P.O. Box 380

Bloomsburg, Pennsylvania 17815

Re: U.S. Bank National Association v.
Jerry L. Boyles, et al.
Property Address: 1140 Numidia Drive, Numidia, PA 17858
Docket No. 2018-CV-1567
Our File Number: 18-034159

Dear Sir/Madam:

Please continue the sheriff sale set for September 16, 2020 to January 27, 2021. Please announce this continuance at the September 16, 2020 sheriff sale. Per a telephone call with the office of the prothonotary the order has been filed, but we have not yet received a copy.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

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

U.S. Bank National Association

CIVIL DIVISION

Plaintiff,

Docket No.: 2018-CV-1567

vs.

Jerry L. Boyles (deceased); Margaret Boyles

Defendants.

FILED
PROTHONOTARY
2020 SEP 15 A 9:11
CLERK OF COURT
COUNTY OF COLUMBIA

ORDER OF COURT

AND NOW, this 14th day of September, 2020, upon review of Plaintiff's

Motion to Continue Sheriff Sale and Dispense with New Notice Pursuant to Pa.R.C.P.

3129.3(b)(1) and Defendant's subsequent response, if any, it is hereby **ORDERED**,

ADJUDGED and DECREED that the sheriff sale of 1140 Numidia Drive, Numidia, PA 17858 scheduled for September 16, 2020 is continued until January 27, 2021, and the requirement that advertisement be made and new notice be provided to Defendant, lienholders or other parties in interest pursuant to Pa.R.C.P. No. 3129.2 is hereby waived. The postponement will be announced at the September 16, 2020 sheriff sale.

BY THE COURT:

/s/ Thomas A. James Jr.
Judge

Columbia County Court of Common Pleas



MANLEY DEAS CO,LLC

P.O. BOX 165028

COLUMBUS, OH 43216

P 614-220-5611 | F 614-220-5613

September 14, 2020

Office of the Sheriff of Columbia County

ATTN: REAL ESTATE DEPT.

35 West Main Street

P.O. Box 380

Bloomsburg, Pennsylvania 17815

Re: U.S. Bank National Association v.
Jerry L. Boyles, et al.
Property Address: 1140 Numidia Drive, Numidia, PA 17858
Docket No. 2018-CV-1567
Our File Number: 18-034159

Dear Sir/Madam:

Please continue the sheriff sale set for September 16, 2020 to January 27, 2021. Please announce this continuance at the September 16, 2020 sheriff sale. Per a telephone call with the office of the prothonotary the order has been filed, but we have not yet received a copy.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

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

U.S. Bank National Association

Plaintiff,

vs.

Jerry L. Boyles (deceased); Margaret Boyles

Defendants.

CIVIL DIVISION

Docket No.: 2018-CV-1567

ORDER OF COURT

AND NOW, this ____ day of _____, 20 __, upon review of Plaintiff's Motion to Continue Sheriff Sale and Dispense with New Notice Pursuant to Pa.R.C.P. 3129.3(b)(1) and Defendant's subsequent response, if any, it is hereby **ORDERED**, **ADJUDGED and DECREED** that the sheriff sale of 1140 Numidia Drive, Numidia, PA 17858 scheduled for September 16, 2020 is continued until January 27, 2021, and the requirement that advertisement be made and new notice be provided to Defendant, lienholders or other parties in interest pursuant to Pa.R.C.P. No. 3129.2 is hereby waived. The postponement will be announced at the September 16, 2020 sheriff sale.

BY THE COURT:

Judge
Columbia County Court of Common Pleas

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

U.S. Bank National Association

Plaintiff,

vs.

Jerry L. Boyles (deceased); Margaret Boyles

Defendants.

CIVIL DIVISION

Docket No.: 2018-CV-1567

CLERK OF COURTS
COUNTY OF COLUMBIA


2020 JUL 22 P 3:49

NOTARIAL

ORDER OF COURT

AND NOW, this 22 day of July, 2020, upon review of Plaintiff's Motion to Continue Sheriff Sale and Dispense with New Notice Pursuant to Pa.R.C.P. 3129.3(b)(1) and Defendant's subsequent response, if any, it is hereby **ORDERED**, **ADJUDGED** and **DECREED** that the sheriff sale of 1140 Numidia Drive, Numidia, PA 17858 scheduled for July 29, 2020 is continued until September 16, 2020, and the requirement that advertisement be made and new notice be provided to Defendant, lienholders or other parties in interest pursuant to Pa.R.C.P. No. 3129.2 is hereby waived. The postponement will be announced at the July 29, 2020 sheriff sale.

BY THE COURT.



Judge

Columbia County Court of Common Pleas



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

July 20, 2020

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: U.S. Bank National Association v.
Jerry L. Boyles, et al.
Property Address: 1140 Numidia Drive, Numidia, PA 17858
Docket No. 2018-CV-1567
Our File Number: 18-034159

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

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

U.S. Bank National Association

Plaintiff,
vs.

Jerry L. Boyles (deceased); Margaret Boyles

Defendants.

CIVIL DIVISION

Docket No.: 2018-CV-1567

CERTIFICATE OF FILING

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for July 29, 2020 at 9:00AM in the above captioned matter has been continued until September 9, 2020 at 9:00AM.

Dated: July ²¹20, 2020

By: 
Cristina L. Connor, Esquire (318389)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Matthew P. Curry, Esquire (322229)
Holly N. Wolf, Esquire (322153) ✓
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: clconnor@manleydeas.com
Attorney for Plaintiff

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: Manly deas	FROM: Sarah
COMPANY:	DATE: 7-15-2020
FAX NUMBER: 614-220-5613	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Sheriff Sales	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Boyles - 1140 Numidia Dr, Catawissa
Whitmire - 141 Briar Cliff Rd, Berwick

BUSINESS OF THE COURTS

Sheriff Sale
Postponement
July 29, 2020 to
September 9, 2020

IN THE COURT OF COMMON
PLEAS FOR THE 26TH
JUDICIAL DISTRICT,
COLUMBIA/MONTGOMERY COUNTY
BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#1-MV-

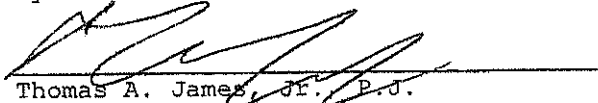
SPECIAL ORDER OF COURT

ENTERED PURSUANT TO PA. R.C.P. 3129.3 (a)

And Now, this 14th day of July, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for July 29, 2020, as well as the Executive Order dated July 9, 2020 entered by Governor Wolf the undersigned enters this Special Order of Court Pursuant to Pa. R. C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday July 29, 2020 are postponed to September 9, 2020 at 9:00 am in the Basement Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on July 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for July 29, 2020 and postponed to September 9, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

By the Court


Thomas A. James, Jr. P.J.

2020 JUL 14 P 12:38

PROTESTANT
FILED

NEL (L @MDCDOR
JNB G@RUH

...@MDCDOR

ON - AN W054/ 17

BW L ATRN G 32105

0503,117,4500 { E503,117,4502

July 20, 2020

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: U.S. Bank National Association v.
Jerry L. Boyles, et al.
Property Address: 1140 Numidia Drive, Numidia, PA 17858
Docket No. 2018-CV-1567
Our File Number: 18-034159

Dear Sir/Madam:

Please continue the sheriff sale set for July 29, 2020 to September 9, 2020. Please announce this continuance at the July 29, 2020 sheriff sale.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

BUSINESS OF THE COURTS

Sheriff Sale
Postponement
July 29, 2020 to
September 9, 2020

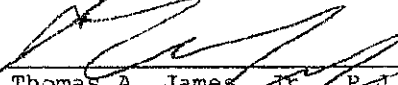
IN THE COURT OF COMMON
PLEAS FOR THE 26TH
JUDICIAL DISTRICT,
COLUMBIA/MONTGOMERY COUNTY
BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#1-MV-

SPECIAL ORDER OF COURT
ENTERED PURSUANT TO PA. R.C.P. 3129.3 (a)

And Now, this 14th day of July, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for July 29, 2020, as well as the Executive Order dated July 9, 2020 entered by Governor Wolf the undersigned enters this Special Order of Court Pursuant to Pa. R. C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday July 29, 2020 are postponed to September 9, 2020 at 9:00 am in the Basement Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on July 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for July 29, 2020 and postponed to September 9, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

By the Court


Thomas A. James, Jr. P.J.

2020 JUL 14 P 12:38

RECEIVED
JUL 14 2020



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

May 21, 2020

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: U.S. Bank National Association v.
Jerry L. Boyles, et al.
Property Address: 1140 Numidia Drive, Numidia, PA 17858
Docket No. 2018-CV-1567
Our File Number: 18-034159

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

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

U.S. Bank National Association

Plaintiff,

vs.

Jerry L. Boyles (deceased); Margaret Boyles

Defendants.

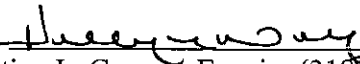
CIVIL DIVISION

Docket No.: 2018-CV-1567

CERTIFICATE OF FILING

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for May 27, 2020 at 9:00AM in the above captioned matter has been continued until July 29, 2020 at 9:00AM.

Dated: May 21, 2020

By: 
Cristina L. Connor, Esquire (318389)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Matthew P. Curry, Esquire (322229)
Holly N. Wolf, Esquire (322153)✓
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: clconnor@manleydeas.com
Attorney for Plaintiff



L @MIX CD@R

ON - ANW054/ 17

BN RL ATRIN G32105

O503,11/,4500; E503,11/,4502

May 21, 2020

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: U.S. Bank National Association v.
Jerry L. Boyles, et al.
Property Address: 1140 Numidia Drive, Numidia, PA 17858
Docket No. 2018-CV-1567
Our File Number: 18-034159

Dear Sir/Madam:

Please continue the sheriff sale set for May 27, 2020 to July 29, 2020. Please announce this continuance at the May 27, 2020 sheriff sale.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

COPY

BUSINESS OF THE COURTS

Sheriff Sale Postponement
May 27, 2020 to
July 29, 2020

IN THE COURT OF COMMON
PLEAS FOR THE 26TH JUDICIAL
DISTRICT, COLUMBIA/MONTGOMERY
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#1-MV-

SPECIAL ORDER OF COURT
ENTERED PURSUANT TO PA. R.C.P. 3129.3(a)

And Now, this 19th day of May, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Wolf and in further consideration of the fact that Columbia County is currently in the "Red Phase" and will be placed in the "Yellow Phase" on May 22, 2020, which, according to the Governor's emergency orders prohibits gatherings of more than 25 people, the undersigned enters this Special Order of Court Pursuant to Pa.R.C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday May 27, 2020 are postponed to July 29, 2020 at 9:00 am in the First Floor Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on May 27, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

RECEIVED
2020 MAY 20 P 1:48

ANYLON/11/01/2020
CCL

BY THE COURT

Thomas A. James, Jr.

P.J.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

U.S. Bank National Association

Plaintiff,

vs.

Jerry L. Boyles (deceased); Margaret Boyles

Defendants.

CIVIL DIVISION

Docket No.: 2018-CV-1567

2020 MAY 20 PM 2:33
CLERK OF COURT
JULIE B. BROWN

ORDER OF COURT

AND NOW, this 20th day of May, 2020, upon review of Plaintiff's Motion to Continue Sheriff Sale and Dispense with New Notice Pursuant to Pa.R.C.P. 3129.3(b)(1) and Defendant's subsequent response, if any, it is hereby **ORDERED**, **ADJUDGED and DECREED** that the sheriff sale of 1140 Numidia Drive, Numidia, PA 17858 scheduled for May 27, 2020 is continued until July 29, 2020, and the requirement that advertisement be made and new notice be provided to Defendant, lienholders or other parties in interest pursuant to Pa.R.C.P. No. 3129.2 is hereby waived. The postponement will be announced at the May 27, 2020 sheriff sale.

BY THE COURT:

15/ May E. Norton, J.
Judge
Columbia County Court of Common Pleas

TX Result Report

P 1

05/21/2020 12:07

Serial No. A6VF011029028

TC:00083330

Addressee	Start Time	Time	Prints	Result	Note
916142205613	05-21 12:03	00:03:51	003/003	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX
FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: MDK	FROM: Columbia Co Sheriff
COMPANY:	DATE: 5.21.2020
FAX NUMBER: 614-220-5613	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Order - Sheriff Sale	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Postponement Order on Sheriff Sale

Whitmire - 2019 ED 94

Boyles - 2019 ED 93

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: 570-389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO:	MDK	FROM:	Columbia Co
COMPANY:		DATE:	5.21.2020
FAX NUMBER:	1-614-220-5613	TOTAL NO. OF PAGES INCLUDING COVER:	
PHONE NUMBER:		SENDER'S REFERENCE NUMBER:	
RE:	Sheriff Sales	YOUR REFERENCE NUMBER:	

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Order to Postpone Sheriff Sale

Boyles - 2018 CV 1567

Koscelnick - 2019 CV 1272

COPY

BUSINESS OF THE COURTS

Sheriff Sale Postponement
May 27, 2020 to
July 29, 2020

IN THE COURT OF COMMON
PLEAS FOR THE 26TH JUDICIAL
DISTRICT, COLUMBIA/MONTGOMERY
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#1-MV-

SPECIAL ORDER OF COURT
ENTERED PURSUANT TO PA. R.C.P. 3129.3(a)

And Now, this 19th day of May, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Wolf and in further consideration of the fact that Columbia County is currently in the "Red Phase" and will be placed in the "Yellow Phase" on May 22, 2020, which, according to the Governor's emergency orders prohibits gatherings of more than 25 people, the undersigned enters this Special Order of Court Pursuant to Pa.R.C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday May 27, 2020 are postponed to July 29, 2020 at 9:00 am in the First Floor Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on May 27, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

RECEIVED
COLUMBIA COUNTY
CLERK OF COURT
2020 MAY 20 P 1:48
JANUARY 2020
DEPT

BY THE COURT



Thomas A. James, Jr. P.J.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

U.S. Bank National Association

Plaintiff,

vs.

Jerry L. Boyles (deceased); Margaret Boyles

Defendants.

CIVIL DIVISION

Docket No.: 2018-CV-1567

FILED
PROTHONOTARY
2020 MAR 30 A 11:56
CLERK OF COURTS
COUNTY OF COLUMBIA

NOTICE OF THE DATE OF CONTINUED SHERIFF SALE

The Sheriff Sale scheduled for March 25, 2020 at 9:00AM in the above captioned matter
has been continued until May 25, 2020 at 9:00AM.

Dated: March 20, 2020

By: 

Cristina L. Connor, Esquire (318389)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Matthew P. Curry, Esquire (322229) ✓
Holly N. Wolf, Esquire (322153)
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: clconnor@manleydeas.com
Attorney for Plaintiff



MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS OH 43216-5028

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815



IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

U.S. Bank National Association

Plaintiff,

vs.

Jerry L. Boyles (deceased); Margaret Boyles

Defendants.

CIVIL DIVISION

Docket No.: 2018-CV-1567

NOTICE OF THE DATE OF CONTINUED SHERIFF SALE

The Sheriff Sale scheduled for March 25, 2020 at 9:00AM in the above captioned matter
has been continued until May 25, 2020 at 9:00AM.

Dated: March 20, 2020

By: 

Cristina L. Connor, Esquire (318389)

Scott A. Dietterick, Esquire (55650)

Kimberly J. Hong, Esquire (74950)

Michael E. Carleton, Esquire (203009)

Meredith H. Wooters, Esquire (307207)

Justin F. Kobeski, Esquire (200392)

Matthew P. Curry, Esquire (322229) ✓

Holly N. Wolf, Esquire (322153)

Karina Velter, Esquire (94781)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: clconnor@manleydeas.com

Attorney for Plaintiff



IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

U.S. Bank National Association

Plaintiff,

vs.

Jerry L. Boyles (deceased); Margaret Boyles

Defendants.

CIVIL DIVISION

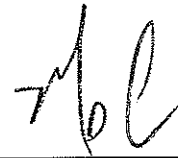
Docket No.: 2018-CV-1567

CERTIFICATE OF SERVICE

The undersigned hereby certify that a copy of the foregoing Notice of the Date of Continued Sheriff Sale was sent upon the following parties by ordinary first class U.S. Mail, postage prepaid, or electronic mail (e-mail) on the date indicated below:

First Class U.S. Mail:

Margaret Boyles, P.O. Box 72, Numidia, PA 17858



Cristina L. Connor, Esquire
Scott A. Dieterick, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Meredith H. Wooters, Esquire
Justin F. Kobeski, Esquire
Matthew P. Curry, Esquire ✓
Holly N. Wolf, Esquire
Karina Velter, Esquire

March 24, 2020

Date





MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

March 20, 2020

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: U.S. Bank National Association v.
Jerry L. Boyles, et al.
Property Address: 1140 Numidia Drive, Numidia, PA 17858
Docket No. 2018-CV-1567
Our File Number: 18-034159

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

18-034159_CM2

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

U.S. Bank National Association

Plaintiff,

vs.

Jerry L. Boyles (deceased); Margaret Boyles

Defendants.

CIVIL DIVISION

Docket No.: 2018-CV-1567

CERTIFICATE OF FILING

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for March 25, 2020 at 9:00AM in the above captioned matter has been continued until May 25, 2020.

Dated: March 20, 2020

By: 

Cristina L. Connor, Esquire (318389)

Scott A. Dietterick, Esquire (55650)

Kimberly J. Hong, Esquire (74950)

Michael E. Carleton, Esquire (203009)

Meredith H. Wooters, Esquire (307207)

Justin F. Kobeski, Esquire (200392)

Matthew P. Curry, Esquire (322229) ✓

Holly N. Wolf, Esquire (322153)

Karina Velter, Esquire (94781)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: clconnor@manleydeas.com

Attorney for Plaintiff

2020-MV-#1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

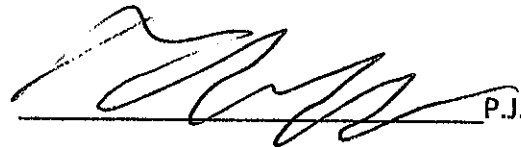
AND NOW, this 20th day of March, 2020 President Judge Thomas A. James, Jr. having declared a

Judicial Emergency in this District on March 16, 2020 and such declaration being effective through

April 14, 2020 the following is ORDERED:

- A) The Sheriff sale scheduled for Wednesday March 25, 2020 is postponed to May 27, 2020 at 9:00 am;
- B) The Sheriff shall contact all Plaintiffs' attorneys regarding this Order.
- C) No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the Sheriff Sale.

BY THE COURT

A handwritten signature in black ink, appearing to be 'Thomas A. James, Jr.', written over a horizontal line. To the right of the signature is the text 'P.J.'.

Thomas A. James, Jr.

FILED
PROTHONOTARY
2020 MAR 20 P 3:15
CLERK OF COURTS
COUNTY OF COLUMBIA



MANLEYDEAS.COM

P.O. BOX 165028

COLUMBUS, OH 43216

P 614-220-5611 | F 614-220-5613

March 20, 2020

Office of the Sheriff of Columbia County

ATTN: REAL ESTATE DEPT.

35 West Main Street

P.O. Box 380

Bloomsburg, Pennsylvania 17815

Re: U.S. Bank National Association v.
Jerry L. Boyles, et al.
Property Address: 1140 Numidia Drive, Numidia, PA 17858
Docket No. 2018-CV-1567
Our File Number: 18-034159

Dear Sir/Madam:

Please continue the sheriff sale set for March 25, 2020 to _____. Please announce this continuance at the March 25, 2020 sheriff sale.

We have attached a copy of the Certificate of Filing of the Notice of the Date of Continued

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC

Enclosures

MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS OH 43216-5028

Columbia County Sheriff's Office
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Columbia County Sheriff's Office
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Docket

18-034159_AMR



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

February 27, 2020

Columbia County Sheriff
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: U.S. Bank National Association v.
Jerry L. Boyles, et al.
Property Address: 1140 Numidia Drive, Numidia, PA 17858
Docket No. 2018-CV-1567
Our File Number: 18-034159

Enclosed please find a copy of an executed Affidavit of Service of Defendant/Owner and Other Parties of Interest Pursuant to Rule 3129.2 regarding the above referenced matter.

If you have any questions or concerns, please do not hesitate to contact our office at 614-220-5611.

Very truly yours,

Manley Deas Kochalski LLC
Enclosure

18-034159_AMR

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

U.S. Bank National Association

Plaintiff,

vs.

Jerry L. Boyles; Margaret Boyles

Defendants.

CIVIL DIVISION

Docket No.: 2018-CV-1567

**Pa.R.C.P. RULE 3129.2(c) AFFIDAVIT OF SERVICE OF
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

The undersigned affiant does hereby certify the following regarding the service of
Plaintiff's Notice of Sheriff's Sale:

1. Manley Deas Kochalski, LLC ("MDK") is counsel for Plaintiff in these proceedings.
2. I am employed by MDK as an Attorney. I am over the age of eighteen (18) years and am competent to testify to the matters stated in this affidavit.
3. The information in this affidavit is taken from MDK's business records. I have personal knowledge of MDK's procedures for creating and maintaining these records. They were: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; (b) kept in the course of MDK's regularly conducted business activities; and (c) created by MDK as a regular practice.
4. Defendants Jerry L. Boyles and Margaret Boyles are the record owners of the real property.
5. On or about September 12, 2019, Defendant Margaret Boyles was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Certified Mail at the address of P.O. Box 72, Numidia, PA 17858. A true and correct copy of said Proof of Service is marked Exhibit "A", attached hereto and made a part hereof.
6. Pursuant to the Order of the Court dated January 14, 2020, the Process Server of Firefly Legal Inc. posted Plaintiff's Notice of Sheriff's Sale for Defendant Jerry L. Boyles at the address of the mortgaged premises, being 1140 Numidia Drive, Numidia, PA 17858, on or about February 8, 2020. A true and correct copy of said Order of Court and Proof of Posting are marked Exhibit "B", attached hereto and made a part hereof.

7. Pursuant to the Order of the Court dated January 14, 2020, Plaintiff's counsel served defendant Jerry L. Boyles with Plaintiff's Notice of Sheriff's Sale via Certified Mail, no signature required, at the address(es) of P.O. Box 72, Numidia, PA 17858 on or about January 31, 2020 and 1140 Numidia Drive, Numidia, PA 17858 on or about January 31, 2020. True and correct copies of said Notices and Proofs of Mailing are marked Exhibit "C", attached hereto and made a part hereof.

8. Pursuant to the Order of the Court dated January 14, 2020, Plaintiff's counsel served defendant Jerry L. Boyles with Plaintiff's Notice of Sheriff's Sale via First Class U.S. Mail, Postage Pre-paid, with a Certificate of Mailing at the address(es) of P.O. Box 72, Numidia, PA 17858 on or about February 3, 2020 and 1140 Numidia Drive, Numidia, PA 17858 on or about February 3, 2020. True and correct copies of said Notices and Proofs of Mailing are marked Exhibit "D", attached hereto and made a part hereof.

9. On or about February 4, 2020, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriffs Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, postage pre-paid, with a Certificate of Mailing. True and correct copies of said Certificates of Mailing are marked Exhibit "E", attached hereto and made a part hereof.

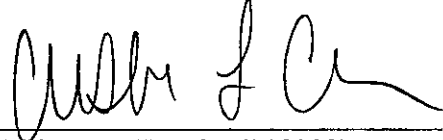
FURTHER AFFIANT SAYETH NAUGHT.

Dated: 2/28/20

18-034159 AMR

CERTIFICATION

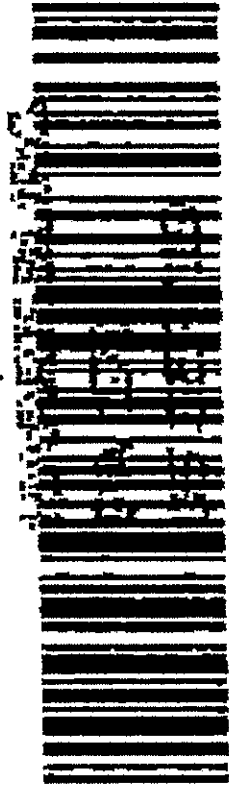
I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.



Cristina L. Connor, Esquire (318389)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Matthew P. Curry, Esquire (322229)
Holly N. Wolf, Esquire (322153)
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: clconnor@manleydeas.com
Attorney for Plaintiff

EXHIBIT A

USPS TRACKING#



9590 9402 3451 8060 0361 55

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

MANLEY DEAS KOCHALSKI LLC
18-034159
P.O. Box 165028
Columbus OH 43216-5028

18-034159



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Margaret Boyles
P.O. Box 72
Numidia, PA 17858



9590 9402 3951 8060 0361 55

2. Article Number (Transfer from service label)

7019 0700 0001 6742 1236

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
X Margaret Boyle

B. Received by (Printed Name) **C. Date of Delivery**
Margaret Boyle

D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Registered Mail	
<input type="checkbox"/> Registered Mail Restricted Delivery	

Domestic Return Receipt

USPS Tracking®

[FAQs >](#)[Track Another Package +](#)**Tracking Number:** 70190700000167421236[Remove X](#)

Your item was delivered at 2:19 pm on September 5, 2019 in NUMIDIA, PA 17858.

**Delivered**

September 5, 2019 at 2:19 pm

Delivered

NUMIDIA, PA 17858

[Feedback](#)

Tracking History

**September 5, 2019, 2:19 pm**

Delivered

NUMIDIA, PA 17858

Your item was delivered at 2:19 pm on September 5, 2019 in NUMIDIA, PA 17858.

September 5, 2019, 11:43 am

Available for Pickup

NUMIDIA, PA 17858

September 5, 2019, 11:42 am

Arrived at Unit

NUMIDIA, PA 17858

September 4, 2019, 11:50 pm

Arrived at USPS Regional Facility

HARRISBURG PA DISTRIBUTION CENTER

September 4, 2019

In Transit to Next Facility

August 31, 2019, 12:50 am

Arrived at USPS Regional Facility

COLUMBUS OH DISTRIBUTION CENTER

Product Information

See Less

Feedback

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

EXHIBIT B

ORIGINAL

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

U.S. Bank National Association

Plaintiff,

vs.

Jerry L. Boyles; Margaret Boyles

Defendants.

CIVIL DIVISION

Docket No.: 2018-CV-1567

RECEIVED
CLERK OF COURTS
COLUMBIA COUNTY
JAN 15 P 1:53

ORDER OF COURT ON MOTION FOR ALTERNATIVE SERVICE

AND NOW, this 14th day of Jan., 2020, upon
review of Plaintiff's Motion for Alternate Service, and Defendant's subsequent response, if any, it
is hereby ORDERED, ADJUDGED AND DECREED, pursuant to Pa.R.C.P. No. 430, that
Plaintiff shall serve the Defendant(s), Jerry L. Boyles, by the following methods:

1. Posting of the property: 1140 Numidia Drive, Numidia, PA 17858
2. Mailing via First Class U.S. Mail, with Certificate of Mailing, postage prepaid to:
 - a. Jerry L. Boyles, 1140 Numidia Drive, Numidia, PA 17858
 - b. Jerry L. Boyles, P.O. Box 72, Numidia, PA 17858
3. Mailing via Certified U.S. Mail, Return Receipt Requested, but not signature
required, postage prepaid to:

a. Jerry L. Boyles, 1140 Numidia Drive, Numidia, PA 17858

b. Jerry L. Boyles, P.O. Box 72, Numidia, PA 17858

Service upon Defendant(s), Jerry L. Boyles, is deemed complete upon posting and mailing as set forth herein.

Further, IT IS HEREBY ORDERED, the Plaintiff may serve all subsequent notices and pleadings that require personal service in the manner as set forth herein.

Notwithstanding the foregoing, the Plaintiff shall make service of the Complaint by P.R.C.P. 430(b)(1) (publication).

BY THE COURT:



Judge
Columbia County Court of Common Pleas

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

U.S. Bank National Association

VS.

Plaintiff(s)

Court No.: 2018-CV-1567

Jerry L. Boyles; Margaret Boyles

Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, Nathan Morgan, being first duly sworn on oath depose and state as follows:

I am over the age of 18, not a party to this action, and an employee or agent of Firefly Legal, Inc., a licensed private detective agency, license number 117.001465.

Type of Process: Amended Notice of Sheriff's Sale of Real Property Pursuant to Pennsylvania Rule of Civil Procedure 3129, and Order of Court on Motion for Alternative Service

Defendant to be served: Jerry L. Boyles

☒ SERVED ☐ NON-SERVED the within named defendant on: 02/09/2020 @ 10:41 AM/PM

ADDRESS WHERE ATTEMPTED OR SERVED: 1140 Numidia Drive
Numidia, PA, 17858

THE DESCRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS LEFT IS AS FOLLOWS:

Age _____ Gender M F Race _____ Height _____ Weight _____ Hair _____ Glasses Y N

INDIVIDUAL SERVICE by delivering to the within named defendant a copy of this process personally. The defendant confirmed that she/he resides at the above address.

SUBSTITUTE SERVICE by leaving a copy of this process at his/her usual place of abode with: _____
(Relationship): _____, a family member or person residing therein who is the age of 18 years or upwards confirmed the defendant resides at the above address and informed that person of the contents thereof.

CORPORATE OR GOVERNMENT SERVICE by leaving a copy of this process with _____, (Title) _____, a person authorized to accept service and informed that person of the contents thereof.

☒ POSTED

NON-SERVICE for the reason that after diligent investigation found _____

MILITARY _____

Additional Comments _____

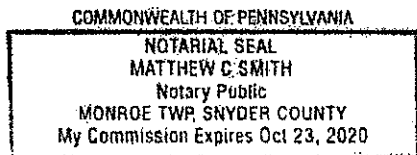
I certify that I am a United States citizen, over the age of 18 and not a party to, nor otherwise interested in the above action.

Subscribed and sworn before me on 2/20/2020

Matthew C. Smith
Notary Public

Nathan Morgan
Signature of Process Server

Nathan Morgan
Printed Name of Process Server



747690_3871269_0_26_V3

Page 1 of 1
File Number: MDK18-034159
Reference Number: 3871269
Case Number: 2018-CV-1567
Client: Manley Deas Kochalski LLC -
FORECLOSURE
Doc Generated: 02/03/2020 04:09:07:685 PM

EXHIBIT C

7019 8102 0000 0622 8102

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total Postage and Fees	
Sent To	Jerry L. Boyles
Street and	P.O. Box 72
City/State	Numidia, PA 17858
PS Form	Instructions

18-034159
Case Number

CMR



7018 2290 0002 1398 3124

MANLEY DEAS KOCHALSKI LLC
18-034159
P.O. Box 165028

Jerry L. Boyles
P.O. Box 72
Numidia, PA 17858

neopost®
01/31/2020
FIRST-CLASS MAIL
US POSTAGE \$012.50
ZIP 43212
041M12250280

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

Postmark
Here

Total Postage and Fee

Jerry L. Boyles

1140 Numidia Drive
Numidia, PA 17858

Sent To

Street and Apt. No., or PO

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

18-034159
Case Number

CMR

CERTIFIED MAIL

FIRST-CLASS MAIL

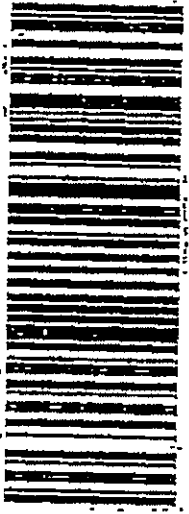
neopost

01/31/2020

US POSTAGE \$012.50



ZIP 43212
041M1 2250290



7018 2290 0002 3358 3292

MANLEY DEAS KOCK
18-034159
P.O. Box 165028

Jerry L. Boyles
140 Numidia Drive
Numidia, PA 17858

EXHIBIT D



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Cristina L. Connor, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

\$609.00

[illegible]

To: Jerry L. Boyles

P.O. Box 72

Postmark here

Numidia, PA 17858

County of P.Q.: Columbia



PS Form 3817, April 2007 PSN 7530-02-1-0-9065

Service



To pay fee, affix stamp or notes postage here

From: Cristina L. Connor, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

[illegible][illegible]

Postmark here

Numidia, PA 17858
County of P.Q.: Columbia



PS Form 3817, April 2007 PSN 7530-02-000-9005

Service

COM

EXHIBIT E

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

UPPER MERIDEN, CT 06455
FEB 04 2020
COLUMBUS, OH 43216-5028

To : COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. Box 2675

Harrisburg, PA 17105

County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

UPPER MERIDEN, CT 06455
FEB 04 2020
COLUMBUS, OH 43216-5028

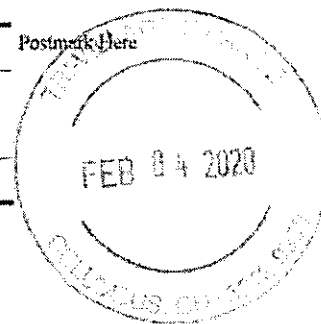
To : COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE

11 West Main Street, 2nd Floor
Bloomsburg, PA 17815

County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

165028
COLUMBUS, OH 43216-5028
FEB 04 2020
165028

To: PA DEPT. OF REVENUE – INHERITANCE TAX
DIVISION

Postmark Here

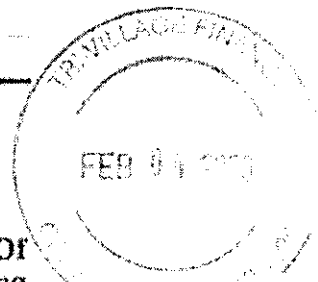
6th Floor, Strawberry Square

Dept. 280601

Harrisburg, PA 17128-0601

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

165028
COLUMBUS, OH 43216-5028
FEB 04 2020
165028

To: UNKNOWN TENANT OR TENANT'S

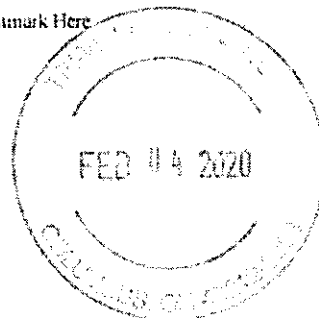
Postmark Here

1140 Numidia Drive

Numidia, PA 17858

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Cristina L. Connor, Esquire
 c/o Manley Deas Kochalski LLC
 P. O. Box 165028
 Columbus, OH 43216-5028

0001.50
 2007 FEB 04

To: UNKNOWN SPOUSE
 1140 Numidia Drive
 Numidia, PA 17858
 County of P.Q.: Columbia
 PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

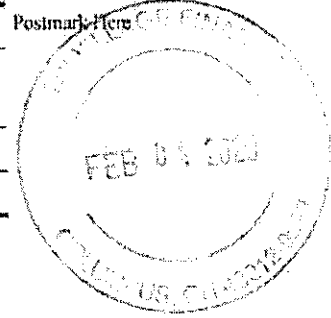
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Cristina L. Connor, Esquire
 c/o Manley Deas Kochalski LLC
 P. O. Box 165028
 Columbus, OH 43216-5028

0001.50
 2007 FEB 04

To: COLUMBIA COUNTY TAX CLAIM BUREAU
 11 West Main Street
 Main Street County Annex
 Bloomsburg, PA 17815
 County of P.Q.: Columbia
 PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of
Mailing

To pay fee, affix stamps or
meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form
may be used for domestic and international mail.

From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

POSTAGE & FEE
PAID
COLUMBUS, OH 43216-5028
FEB 04 2007
43216-5028

To: COLUMBIA COUNTY TAX CLAIM BUREAU

Postmark Here

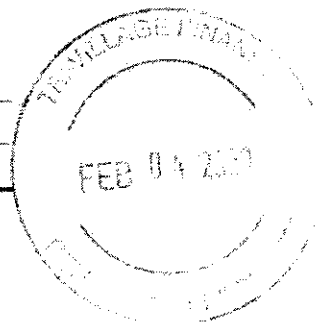
11 West Main Street

Main Street County Annex

Bloomsburg, PA 17815

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065





MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

January 29, 2020

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: U.S. Bank National Association v.
Jerry L. Boyles, et al.
Property Address: 1140 Numidia Drive, Numidia, PA 17858
Docket No. 208-CV-1567
Our File Number: 18-034159

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

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

U.S. Bank National Association

Plaintiff,

vs.

Jerry L. Boyles; Margaret Boyles

Defendants.

CIVIL DIVISION

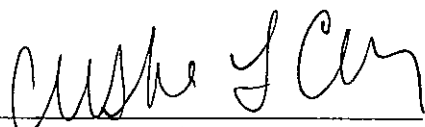
Docket No.: 208-CV-1567

CERTIFICATE OF FILING

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for January 29, 2020 at 9:00AM in the above captioned matter has been continued until March 25, 2020 at 9:00AM.

Dated: January 29, 2020

By: _____


Cristina L. Connor, Esquire (318389)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Matthew P. Curry, Esquire (322229)
Holly N. Wolf, Esquire (322153)
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: clconnor@manleydeas.com
Attorney for Plaintiff

MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS OH 43216-5028

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

U.S. Bank National Association

Plaintiff,

vs.

Jerry L. Boyles; Margaret Boyles

Defendants.

CIVIL DIVISION

Docket No.: 208-CV-1567

2020 Jan 28 A 1:22
COLUMBIA COUNTY, PA
CLERK OF COURT

ORDER OF COURT

AND NOW, this 27 day of January, 2020, upon review of Plaintiff's Motion to Continue Sheriff Sale and Dispense with New Notice Pursuant to Pa.R.C.P. 3129.3(b)(1) and Defendant's subsequent response, if any, it is hereby **ORDERED**, **ADJUDGED and DECREED** that the sheriff sale of 1140 Numidia Drive, Numidia, PA 17858 scheduled for October 9, 2019 is continued until March 25, 2020, and the requirement that advertisement be made and new notice be provided to Defendant, lienholders or other parties in interest pursuant to Pa.R.C.P. No. 3129.2 is hereby waived. The postponement will be announced at the October 9, 2019 sheriff sale.

BY THE COURT:

/s/ Thomas A. James, Jr.

Judge

Columbia County Court of Common Pleas

SHERIFF'S SALE COST SHEET

18-1567

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>18.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>406.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1503.95</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1753.95</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. <u>marker</u>	\$ <u>30.50</u>	
TOTAL *****		\$ <u>30.50</u>

TOTAL COSTS (OPENING BID) \$ 2397.20