

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 08/28/2019

Fee: \$5.00

Cert. NO: 35801

BOYLES MARGARET & JERRY L
P O BOX 72
NUMIDIA PA 17858

District: LOCUST TWP
Deed: 0451 -0118
Location: 1140 NUMIDIA DR
Parcel Id:20 -02A-009-00,000

Assessment: 18,336
Balances as of 08/28/2019

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Columbia County Sheriff Per: dm.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T. Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice September 18, 25 & October 2, 2019 and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....*James T. Mick*.....

Sworn and subscribed to before me this 3rd day of October 2019.....

.....*Karen M. Beach*.....

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal Karen M. Beach, Notary Public Columbia County My commission expires May 13, 2022 Commission number 1283596 Member, Pennsylvania Association of Notaries

And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

03

Locust Township Municipal Authority

Numidia and Slabtown Plants
1223A Numidia Drive
Catawissa, PA 17820
570-799-5710 FAX: 570-799-0703

Sept 30, 2019

Columbia County Sherriff's Office
P.O. Box 380
Bloomsburg, PA 17815
Via FAX 570-389-5625

Re: Sheriff's Sale
Docket # 218 CV1567
Jerry Boyles – 1140 Numidia Drive, Catawissa, PA 17820

To Whom It May Concern:

The following is a bill due to the Locust Township Municipal Authority for the above referenced property. On the day of the sale, the property has an unpaid sewer bill of \$670.66. Please attach this to the sale of the property.

If more information is needed, I can be reached at 570-799-5710.

Susan Adam
Locust Township Municipal Authority

Locust Township Municipal Authority
and Slabtown Sewer
1223 Numidia Drive
Catawissa, PA 17820

Statement

Date

10/1/2019

Phone # 570-799-5710

To:

Jerry Boyles
P O Box 72
Numidia, PA 17858

Amount Due

\$670.66

**BILLS ARE CONSIDERED PAST DUE AFTER THE 15th OF
EACH MONTH**

Date	Transaction	Amount	Balance
03/31/2019	Balance forward		52.00
04/01/2019	Quarterly Charge	180.00	232.00
	— Sewer Usage, 3 @ \$60.00 = 180.00		
04/30/2019	Late Fee	1.86	233.86
	— Penalty \$1.86		
05/31/2019	Late Fee	2.89	236.75
	— Penalty \$2.89		
06/30/2019	Late Fee	3.94	240.69
	— Penalty \$3.94		
07/01/2019	Quarterly Charge	180.00	420.69
	— Sewer Usage, 3 @ \$60.00 = 180.00		
07/15/2019	To Solicitor for collection	50.00	470.69
	— Attorney Fee \$50.00		
07/31/2019	Late Fee	5.01	475.70
	— Penalty \$5.01		
08/31/2019	Late Fee	6.92	482.62
	— Penalty \$6.92		
09/30/2019	Late Fee	8.04	490.66
	— Penalty \$8.04		

BILLS ARE RENDERED QUARTERLY AND DUE BY THE 15th OF EACH MONTH. A PENALTY OF 20% PER ANNUM IS ASSESSED AFTER THE 15th EACH MONTH.

ALL USERS: Checks should be made payable to Locust Township Municipal Authority. Returned check fee is \$25. Pay bills by mail, at the Municipal Authority office, or at UNB Bank, Numidia.

NUMIDIA SEWER: Monthly payments of \$60 are accepted but you will be billed quarterly.

SLABTOWN SEWER: Monthly payments of \$48.50 are accepted but you will be billed quarterly.

Questions about your bill? Call the office at 570- 799-5710. Hours are Tues. and Thurs. 9:00-4:00.

Locust Township Municipal Authority
and Slabtown Sewer
1223 Numidia Drive
Catawissa, PA 17820

Statement

Date

10/1/2019

Phone # 570-799-5710

To:

Jerry Boyles
P O Box 72
Numidia, PA 17858

Amount Due

\$670.66

**BILLS ARE CONSIDERED PAST DUE AFTER THE 15th OF
EACH MONTH**

Date	Transaction	Amount	Balance
10/01/2019	Quarterly Charge	180.00	670.66
	-- Sewer Usage, 3 @ \$60.00 = 180.00		
10/01/2019	Amount Due		670.66

BILLS ARE RENDERED QUARTERLY AND DUE BY THE 15th OF EACH MONTH. A PENALTY OF 20% PER ANNUM IS ASSESSED AFTER THE 15th EACH MONTH.

ALL USERS: Checks should be made payable to Locust Township Municipal Authority. Returned check fee is \$25. Pay bills by mail, at the Municipal Authority office, or at UNB Bank, Numidia.

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SLABTOWN SEWER: Monthly payments of \$48.50 are accepted but you will be billed quarterly.

Questions about your bill? Call the office at 570- 799-5710. Hours are Tues. and Thurs. 9:00-4:00.

**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



MANLEYDEAS.COM

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

September 25, 2019

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

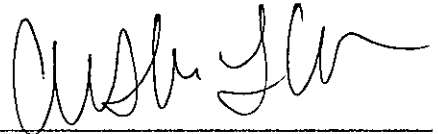
Docket No.: 208-CV-1567

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 October 9, 2019 at 9:00AM in the above captioned matter has been continued until January 29, 2020 at 9:00AM.

Dated: September 25, 2019

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



MANLEYDEAS.COM

P.O. BOX 165028

COLUMBUS, OH 43216

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

September 25, 2019

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:

Please continue the sheriff sale set for October 9, 2019 to January 29, 2020. Please announce this continuance at the October 9, 2019 sheriff sale.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC

Enclosures



MANLEYDEAS.COM

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

Fax Cover Sheet

Pages: 1

Date: September 18, 2019

TO: ~~Columbia Co. Sheriff~~

Christopher Minnich-Weber

Fax #: 1- 570-389-5625

Re: 208-CV-1567 - Boyles, Jerry

Memo: Can you please provide the next available sale date after 01/07/2020? We are currently in the process of postponing the above-mentioned sale set for 10/09/2019. Thank you for your time and assistance.

My fax number and email can be found below. Thank you.

Sale date January 29, 2020

From: Christopher Minnich-Weber, (614) 947-5683 (direct phone and fax) |
cminnichweber@manleydeas.com (email)

PRIVILEGED AND CONFIDENTIAL INFORMATION

The information in this message is privileged and confidential. It is intended only for the use of the recipient above named. If you have received this message in error, you are hereby notified that any review, dissemination, distribution or copying of this communication is strictly prohibited. In addition, please destroy all copies of this message and notify us by telephone immediately. We will, of course, be happy to reimburse you for any costs. Thank you.

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 08/01/19

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Telephone: **(570) 389-5622**

Ad ID: 1174644
Description: **BOYLES SALE**
Run Dates: **09/18/19 to 10/02/19**
Class: **2**
Agate Lines: **231**
Blind Box:

Total Ad Cost \$1,503.95
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	09/18/19	10/02/19	3	\$1,503.95

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1567

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, OCTOBER 09, 2019 AT 9:00 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.

U.S. Bank National Association
Plaintiff
vs. Docket No. 2018 CV 1567
Jerry L. Boyles, Margaret Boyles
Defendants

All that Certain tract and Lot of Land Situate in the Village of Numidia, Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:
Beginning at a stone corner of an Alley on the West side of This and other Lots;

Thence by land now or formerly of T.F. Miller, North 87.75 degrees East, 230 feet to a place or point in the Public road leading from Numidia to Ashland;

Thence, in said road in land now or formerly of Daniel Morris, North 20 degrees East, 50 feet to Another point or place in said road;

Thence by land now or formerly of V.B. Kline, South 87.75 degrees West, 230 feet to a stone corner at on Alley, now or formerly

Belonging to J.C. Wintersien;

Thence, along said Alley, South 20 degrees West 50 feet to the place of Beginning, Containing 1/4 of an acre, more or less. On which is erected a two story frame dwelling house.

Parcel No. 20-02A-009

Being the same property conveyed to Margaret Boyles and Jerry L. Boyles, wife and husband who acquired title, as tenants by the

entirety, by virtue of a deed from Margaret Boyles, formerly Margaret Cecco, and Jerry L. Boyles, wife and husband, dated June 24, 1994, recorded July 11, 1994, at Book 573, Page 679, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 1 140 Numidia Drive, Numidia, PA 17858

PROPERTY ADDRESS: 1140 NUMIDIA DRIVE, NUMIDIA, PA 17858

UPI / TAX PARCEL NUMBER: 20-02A-009

Seized and taken into execution to be sold as the property of **JERRY L. BOYLES, MARGARET L. BOYLES** in suit of **U.S. BANK NATIONAL ASSOCIATION**

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 1-614-220-5611

REAL ESTATE OUTLINE

ED # 2019 ED93

DATE RECEIVED 7.29.19
DOCKET AND INDEX 2018 CV 1567

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u> </u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>138499</u>

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE	<u>Oct. 9</u>	TIME <u>9:00</u>
POSTING DATE		
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>Sept. 18</u>
	2 ND WEEK	<u>Sept. 25</u>
	3 RD WEEK	<u>Oct. 2</u>

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: *Aug 1st 2019*

Re: Sheriff's Sale Advertising Dates

US Bank
Nat. Assoc. Vs. *Jerry Boyles : Margaret Boyles*

No. *93* of *2019* E.D. and No. *1567* of *2018* J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week *Sept. 18th 2019*

2nd Week *Sept. 25th 2019*

3rd Week *Oct. 2nd 2019*

SALE DATE: *Oct. 9th 2019*

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
JERRY L BOYLES (et al.)

Case Number
2018CV1567

SHERIFF'S RETURN OF SERVICE

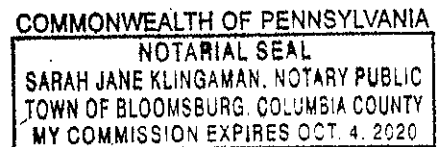
09/04/2019 01:15 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1140 NUMIDIA DRIVE, NUMIDIA, PA 17858.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

September 05, 2019



NOTARY

Affirmed and subscribed to before me this

5TH day of SEPTEMBER, 2019

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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE
MONTOUR COUNTY, COMMONWEALTH OF PENNA.
 253 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

1567-18.xls

SHERIFF'S SERVICE
PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

1. Plaintiff(s) US NANK NATIONAL ASSOCIATION	2. Docket Number / County 1567-2018/ 2019-ED-93 COLUMBIA
2. Defendant(s) JERRY L. BOYLES, et al	4. Type of Writ or Complaint NOTICE OF SHERIFF'S SALE
<div style="display: flex; justify-content: space-between;"> <div style="width: 10%;"> SERVE AT </div> <div style="width: 90%;"> 5. Name MARGARET BOYLES 6. Address 355 CHAMBER STREET DANVILLE, PA 17821 </div> </div>	
7. Indicate unusual service: <input type="checkbox"/> Reg. Mail <input type="checkbox"/> Cert. Mail <input type="checkbox"/> Deputize <input type="checkbox"/> Other Now, 2019, I Sheriff of MONTOUR COUNTY, PENNSYLVANIA, do hereby deputize the Sheriff of _____ County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.	

 Sheriff of Montour County

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

9. Name and Address of Attorney/Originator MANLEY DEAS KOCHALSKI LLC	10. Telephone Number	11. Date
12. Signature		

SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE

Serving Deputy: William C. McKenna	Date Filed 8/14/2019	Expiration																				
16. Served and made known to Margaret Boyles , on the 21st day of August 2019, at 9:59 AM , at 355 Chamber Street, Danville, County of Montour Commonwealth of Pennsylvania, in the manner described below: <input checked="" type="checkbox"/> Defendant personally served. <input type="checkbox"/> Adult family member with whom said Defendant resides. Relationship is . <input type="checkbox"/> Agent of person in charge of Defendant's office or usual place of business <input type="checkbox"/> Other																						
2019 AUG 28 PM 2:57 FILED IN MONTGOMERY & CLERK OF COURTS OFFICE HONOLULU COUNTY PA																						
Attempts: Date: <table border="1" style="width: 100%; height: 20px;"><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> Mileage: <table border="1" style="width: 100%; height: 20px;"><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>																						
Advance \$75.00	Docket \$9.00	Service \$9.00	Mileage \$3.00	Affidavit \$2.50	Notary \$5.00	Surchrg. \$0.00	Misc. \$2.00	Total \$30.50	Refund \$44.50													
Sworn and Subscribed to before me this <u>28</u> Day of <u>August</u> , 2019. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Prothonotary/Notary Public Susan M. Kauwell MONTOUR COUNTY My Commission Expires 1st Mon. Jan. 2020 </div>					So Answer. Signature of Deputy Sheriff Sheriff SHERIFF OF MONTOUR COUNTY																	

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
BOYLES, JERRY L (et al.)

Case Number
2018CV1567

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: Deputize

Expires:

Warrant:

Notes:

SALE DATE & TIME: 10/09/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: MARGARET L BOYLES

Primary Address: 355 CHAMBER STREET
DANVILLE, PA 17821

Phone:

DOB:

Alternate Address: 1140 NUMIDIA DRIVE
CATAWISSA, PA 17820

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Now, August 14, 2019 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Montour County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

BOYLES, MARGARET L

2018CV1567

355 CHAMBER STREET, DANVILLE, PA 17821

NO EXPIRATION

Montour County Sheriff's Office
253 Mill Street
Danville, Pa. 17821
Telephone: (570) 271-3020
Fax: (570) 271-3037

Date 23-Aug-19
Docket 1567-2018/ 2019-ED-93
County COLUMBIA
Type NOTICE OF SHERIFF'S SALE

Plaintiff(s): US NANK NATIONAL ASSOCIATION

[illegible]

**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~~208~~-CV-1567

2019-ED-93

All that Certain tract and Lot of Land Situate in the Village of Numidia, Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Beginning at a stone corner of an Alley on the West side of This and other Lots;

Thence by land now or formerly of T.F. Miller, North 87.75 degrees East, 230 feet to a place or point in the Public road Leading from Numdia to Ashland;

Thence, in said road in land now or formerly of Daniel Morris, North 20 degrees East, 50 feet to Another point or place in said road;

Thence by land now or formerly of W.B. Kline, South 87.75 degrees West, 230 feet to a stone corner at on Alley, now or formerly Belonging to J.C. Wintersteen;

Thence, along said Alley, South 20 degrees West 50 feet to the place of Beginning.

Containing 1/4 of an acre, more or less. On which is erected a two story frame dwelling house.

Parcel No.: 20-02A-009

Being the same property conveyed to Margaret Boyles and Jerry L. Boyles, wife and husband who acquired title, as tenants by the entirety, by virtue of a deed from Margaret Boyles, formerly Margaret Cecco, and Jerry L. Boyles, wife and husband, dated June 24, 1994, recorded July 11, 1994, at Book 573, Page 679, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 1140 Numidia Drive, Numidia, PA 17858

Exhibit "A"

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
BOYLES, JERRY L (et al.)

Case Number
2018CV1567

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 93

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/09/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Post

Vacant

Serve To:

Name: OCCUPANT

Primary Address: 1140 NUMIDIA DRIVE
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8-13-19

Time: 18:37

Deputy: 3

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:	8/5/19	8/8/19				
Time:	4:00p	13:30				
Mileage:						
Deputy:	8	7				

Service Attempt Notes:

1. L/C
2. card still on door

- 3.
- 4.
- 5.
- 6.

OCCUPANT

2018CV1567

1140 NUMIDIA DRIVE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
BOYLES, JERRY L (et al.)

Case Number
2018CV1567

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 93

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/09/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SOUTHERN COLUMBIA SCHOOL DISTRICT

Primary Address: 800 SOUTHERN DRIVE
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: James Becker

Relation:

Date: 8/5/19 **Time:** 3:31

Deputy: 8 **Mileage:**

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

SOUTHERN COLUMBIA SC

2018CV1567

800 SOUTHERN DRIVE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
BOYLES, JERRY L (et al.)

Case Number
2018CV1567

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 93

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/09/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Myssa Wido

Relation: CLERK

Date: 8/2/19

Time: 0824

Deputy: 4

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF

2018CV1567

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
BOYLES, JERRY L (et al.)

Case Number
2018CV1567

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 93

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/09/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Debbie Miller

Relation: Clerk

Date: 8/2/19

Time: 0817

Deputy: 4

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2018CV1567

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
BOYLES, JERRY L (et al.)

Case Number
2018CV1567

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/09/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 1140 NUMIDIA DRIVE
NUMIDIA, PA 17858

Adult In Charge:

Phone: **DOB:**

Relation:

Alternate Address:

Date: 9-4-19

Time: 13119

Phone:

Deputy: 3

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2018CV1567

1140 NUMIDIA DRIVE, NUMIDIA, PA 17858

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Per Makenna
\$75.00

Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
BOYLES, JERRY L (et al.)

Case Number
2018CV1567

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 93

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/09/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Montour

Serve To:

Name: MARGARET L BOYLES

Primary Address: 1140 NUMIDIA DRIVE
CATAWISSA, PA 17820

Phone:

DOB:

Alternate Address: 355 Chamber st.
Danville PA 17821

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8/14/19

Time: 13:38

Deputy: 8

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. *Net 34521 Clarkstown Rd Munay & BAD*
2. *Pre husband's death records 355 Chambers*
3. *Danville PA Pre Insurance Company*
- 4.
- 5.
- 6.

BOYLES, MARGARET L

2018CV1567

1140 NUMIDIA DRIVE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
JERRY L BOYLES (et al.)

Case Number
2018CV1567

SHERIFF'S RETURN OF SERVICE

08/14/2019 01:38 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: JERRY L BOYLES AT 1140 NUMIDIA DRIVE, CATAWISSA, PA 17820. THE DEFENDANT WAS FOUND TO BE DECEASED.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 14, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

14TH day of AUGUST, 2019



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

(c) CountyGrade Sheriff Telecourt, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
BOYLES, JERRY L (et al.)

Case Number
2018CV1567

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 93

Warrant:

Notes: SALE DATE & TIME: 10/09/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Passed July 6 2019

Serve To:

Name: JERRY L BOYLES

Primary Address: 1140 NUMIDIA DRIVE
CATAWISSA, PA 17820

Phone: DOB: NOV 26 57

Alternate Address: 355 Chamber St
Danville

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8/14/19 Time: 13:38

Deputy: 8 Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. J-Net shows 1140 Numidia Dr

2.

3.

4.

5.

6.

BOYLES, JERRY L

2018CV1567

1140 NUMIDIA DRIVE, CATAWISSA, PA 17820

NO EXPIRATION

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

U.S. Bank National Association

Plaintiff,

vs.

Jerry L. Boyles; Margaret Boyles

Defendants.

CIVIL DIVISION

²⁰¹⁸
Docket No.: ~~2018~~-CV-1567

2019-ED-93

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

SEE EXHIBIT "A" ATTACHED

Amount due \$ 121,187.80

Interest from December 24, 2018 to July 25, 2019 \$ 6,167.34

Interest from July 26, 2019 to date of sale
at the per diem of \$20.86 \$

Total
(Costs to be added) \$

Dated: 7/30/2019

Barbara N. Willett
Prothonotary
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

(SEAL)

By: Stephen J. [Signature]
Clerk

**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~~208~~ CV-1567

2019-ED-93

All that Certain tract and Lot of Land Situate in the Village of Numidia, Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Beginning at a stone corner of an Alley on the West side of This and other Lots;

Thence by land now or formerly of T.F. Miller, North 87.75 degrees East, 230 feet to a place or point in the Public road Leading from Numdia to Ashland;

Thence, in said road in land now or formerly of Daniel Morris, North 20 degrees East, 50 feet to Another point or place in said road;

Thence by land now or formerly of W.B. Kline, South 87.75 degrees West, 230 feet to a stone corner at on Alley, now or formerly Belonging to J.C. Wintersteen;

Thence, along said Alley, South 20 degrees West 50 feet to the place of Beginning.

Containing 1/4 of an acre, more or less. On which is erected a two story frame dwelling house.

Parcel No.: 20-02A-009

Being the same property conveyed to Margaret Boyles and Jerry L. Boyles, wife and husband who acquired title, as tenants by the entirety, by virtue of a deed from Margaret Boyles, formerly Margaret Cecco, and Jerry L. Boyles, wife and husband, dated June 24, 1994, recorded July 11, 1994, at Book 573, Page 679, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 1140 Numidia Drive, Numidia, PA 17858

Exhibit "A"

**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~~208~~-CV-1567

2019-ED-93

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

TO: Jerry L. Boyles
1140 Numidia Drive
Numidia, PA 17858

AND

P.O. Box 72
Numidia, PA 17858

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on Oct. 9, 2019 at 9:00 AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

1140 Numidia Drive, Numidia, PA 17858

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

²⁰¹⁸
No. ~~208~~-CV-1567

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS
PROPERTY ARE:

Jerry L. Boyles; Margaret Boyles

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR
PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR
TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET
FREE LEGAL ADVICE.

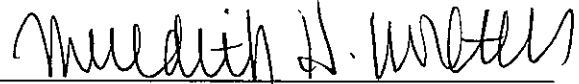
**Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108**

(800) 692-7375

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

Dated: 7/29/19



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

VIA Private Process Service and Certified Mail

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~~208~~-CV-1567

Execution No.: 2019-ED-93

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank National Association, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 1140 Numidia Drive, Numidia, PA 17858:

1. Name and Address of Owner(s) or Reputed Owner(s):

JERRY L. BOYLES
1140 Numidia Drive
Numidia, PA 17858

AND
P.O. Box 72
Numidia, PA 17858

MARGARET BOYLES
1140 Numidia Drive
Numidia, PA 17858

AND
P.O. Box 72
Numidia, PA 17858

2. Name and Address of Defendant(s) in the Judgment:

JERRY L. BOYLES
1140 Numidia Drive
Numidia, PA 17858

AND
P.O. Box 72
Numidia, PA 17858

MARGARET BOYLES
1140 Numidia Drive
Numidia, PA 17858

AND
P.O. Box 72
Numidia, PA 17858

3. Name and Address of every judgment creditor whose judgment is a record lien on the real property to be sold:

U.S. BANK NATIONAL ASSOCIATION
Plaintiff

4. Name and address of the last record holder of every mortgage of record:

U.S. BANK NATIONAL ASSOCIATION
Plaintiff

5. Name and Address of every other person who has any record lien on the property:

6. Name and Address of every other person who has any record interest in the property and whose interest may be affected by the sale:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

7. Name and Address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

COLUMBIA COUNTY TAX CLAIM BUREAU
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
11 West Main Street, 2nd Floor
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS
1140 Numidia Drive
Numidia, PA 17858

PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION
6th Floor, Strawberry Square
Department 280601
Harrisburg, PA 17128

Meredith H. Wooters
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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
BOYLES, JERRY L (et al.)

Case Number
2018CV1567

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 10/09/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: PA DEPARTMENT OF PUBLIC WELFARE

Primary Address: PO BOX 2675
HARRISBURG, PA 17105

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

PA DEPARTMENT OF PUBLI

2018CV1567

PO BOX 2675, HARRISBURG, PA 17105

NO EXPIRATION

**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~~208~~-CV-1567

2019-ED-93

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

TO: Jerry L. Boyles
1140 Numidia Drive
Numidia, PA 17858

AND

P.O. Box 72
Numidia, PA 17858

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on Oct. 9, 2019 at 9:00 AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1567

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, OCTOBER 09, 2019
AT 9:00 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.

U.S. Bank National Association
Plaintiff,
vs.
Jerry L. Boyles; Margaret Boyles
Defendants

Docket No.: 2018 CV 1567

All that Certain tract and Lot of Land Situate in the Village of Numidia, Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:
Beginning at a stone corner of an Alley on the West side of This and other Lots;
Thence by land now or formerly of T.F. Miller, North 87.75 degrees East, 230 feet to a place or point in the Public road Leading from Numidia to Ashland;
Thence, in said road in land now or formerly of Daniel Morris, North 20 degrees East, 50 feet to Another point or place in said road;
Thence by land now or formerly of W.B. Kline, South 87.75 degrees West, 230 feet to a stone corner at on Alley, now or formerly Belonging to J.C. Wintersteen;
Thence, along said Alley, South 20 degrees West 50 feet to the place of Beginning.
Containing 1/4 of an acre, more or less. On which is erected a two story frame dwelling house.

Parcel No.: 20-02A-009

Being the same property conveyed to Margaret Boyles and Jerry L. Boyles, wife and husband who acquired title, as tenants by the entirety, by virtue of a deed from Margaret Boyles, formerly Margaret Cecco, and Jerry L. Boyles, wife and husband, dated June 24, 1994, recorded July 11, 1994, at Book 573, Page 679, Office of the Recorder of Deeds, Columbia County, Pennsylvania.
Property known as 1 140 Numidia Drive, Numidia, PA 17858

PROPERTY ADDRESS: 1140 NUMIDIA DRIVE, NUMIDIA, PA 17858

UPI / TAX PARCEL NUMBER: 20-02A-009

Seized and taken into execution to be sold as the property of JERRY L BOYLES, MARGARET L BOYLES in suit of U.S. BANK NATIONAL ASSOCIATION.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 1-614-220-5611

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

**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~~208~~-CV-1567

2019-ED-93

All that Certain tract and Lot of Land Situate in the Village of Numidia, Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Beginning at a stone corner of an Alley on the West side of This and other Lots;

Thence by land now or formerly of T.F. Miller, North 87.75 degrees East, 230 feet to a place or point in the Public road Leading from Numdia to Ashland;

Thence, in said road in land now or formerly of Daniel Morris, North 20 degrees East, 50 feet to Another point or place in said road;

Thence by land now or formerly of W.B. Kline, South 87.75 degrees West, 230 feet to a stone corner at on Alley, now or formerly Belonging to J.C. Wintersteen;

Thence, along said Alley, South 20 degrees West 50 feet to the place of Beginning.

Containing 1/4 of an acre, more or less. On which is erected a two story frame dwelling house.

Parcel No.: 20-02A-009

Being the same property conveyed to Margaret Boyles and Jerry L. Boyles, wife and husband who acquired title, as tenants by the entirety, by virtue of a deed from Margaret Boyles, formerly Margaret Cecco, and Jerry L. Boyles, wife and husband, dated June 24, 1994, recorded July 11, 1994, at Book 573, Page 679, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 1140 Numidia Drive, Numidia, PA 17858

Exhibit "A"



MANLEYDEAS.COM

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

July 25, 2019

Office of the Sheriff of Columbia County
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 or Madam,

Please find the enclosed file-stamped Writ of Execution documents executed by the Prothonotary along with the below listed documents in advance of the Sale.

1. an original Writ of Execution (with Legal Description attached);
2. an original Notice of Sheriff's Sale for Jerry L. Boyles (with Legal Description attached) for your files (**PLEASE NOTE: Plaintiff's counsel will serve defendants Notice of Sheriff Sales personally and also serve via certified mail, return receipt requested**);
3. an original Notice of Sheriff's Sale for Margaret Boyles (with Legal Description attached) for your files (**PLEASE NOTE: Plaintiff's counsel will serve defendants Notice of Sheriff Sales personally and also serve via certified mail, return receipt requested**);
4. One (1) copy of an Affidavit Pursuant to Rule 3129.1;
5. Five (5) copies of a Long Legal Description;
6. One (1) original Affidavit of Last Known Address;
7. One (1) copy of a Waiver of Watchman;
8. One (1) copy of an Affidavit of Non-Military Service;
9. One (1) original Sheriff Service Form for posting the property with the Handbill;
10. One (1) self-addressed stamped envelope for return of the Sheriff Service Form to our office;
11. **Check in the amount of \$1,350.00, made payable to the Sheriff of Columbia County, for advanced sale costs.**

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

U.S. Bank National Association

Plaintiff,

vs.

Jerry L. Boyles; Margaret Boyles

Defendants.

CIVIL DIVISION

²⁰¹⁸
Docket No.: ~~2018~~-CV-1567

2019-ED-93

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Dated: 7/29/19


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,

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CIVIL DIVISION

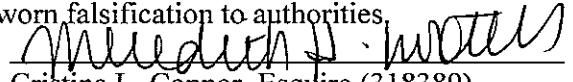
²⁰¹⁸
Docket No.: ~~208~~-CV-1567

2019-ED-93

AFFIDAVIT OF LAST KNOWN ADDRESS

The undersigned attorney does hereby certify that the owner(s) of the property located at 1140 Numidia Drive, Numidia, PA 17858 is/are individual(s) known as Jerry L. Boyles and Margaret Boyles, whose last known address(es) are 1140 Numidia Drive, Numidia, PA 17858 and 1140 Numidia Drive, Numidia, PA 17858.

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.A. § 4904 relating to unsworn falsification to authorities.


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Attorney for Plaintiff

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COLUMBIA COUNTY, PENNSYLVANIA**

U.S. Bank National Association
Plaintiff,

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Defendants.

CIVIL DIVISION

Docket No.: ²⁰¹⁸~~2008~~-CV-1567

2019-ED-93

All that Certain tract and Lot of Land Situate in the Village of Numidia, Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Beginning at a stone corner of an Alley on the West side of This and other Lots;

Thence by land now or formerly of T.F. Miller, North 87.75 degrees East, 230 feet to a place or point in the Public road Leading from Numdia to Ashland;

Thence, in said road in land now or formerly of Daniel Morris, North 20 degrees East, 50 feet to Another point or place in said road;

Thence by land now or formerly of W.B. Kline, South 87.75 degrees West, 230 feet to a stone corner at on Alley, now or formerly Belonging to J.C. Wintersteen;

Thence, along said Alley, South 20 degrees West 50 feet to the place of Beginning.

Containing 1/4 of an acre, more or less. On which is erected a two story frame dwelling house.

Parcel No.: 20-02A-009

Being the same property conveyed to Margaret Boyles and Jerry L. Boyles, wife and husband who acquired title, as tenants by the entirety, by virtue of a deed from Margaret Boyles, formerly Margaret Cecco, and Jerry L. Boyles, wife and husband, dated June 24, 1994, recorded July 11, 1994, at Book 573, Page 679, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 1140 Numidia Drive, Numidia, PA 17858

Exhibit "A"

Please be advised that Plaintiff's counsel will serve the Notices of Sheriff's Sale personally and/or via certified mail with return receipt requested.

Should you have any questions or need further documentation, please feel free to contact me at 614-220-5611 or at PennsylvaniaSale@manleydeas.com.

Very truly yours,

Manley Deas Kochalski LLC

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: ²⁰¹⁸~~208~~-CV-1567
PLAINTIFF: U.S. Bank National Association
DEFENDANT(S): Jerry L. Boyles
Margaret Boyles

TYPE OF WRIT
OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**
SERVE AT: 1140 Numidia Drive, Numidia, PA 17858

Sir: Please post the Handbill at the mortgaged premises.

Should you have any questions please contact Christopher Minnich-Weber of our office at

Date of Service: _____ Time: _____

Served upon (if someone other than defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office:

Name: _____

Title: _____

Date: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

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

Dated: 7/29/19

BY: Meredith H. Wooters

Cristina L. Connor (PA ID #318389)
Manley Deas Kochalski LLC
P. O. Box 165028, Columbus, OH 43216-5028
Phone: 614-220-5611; Fax: 614-220-5613

For office use only

Document Receipt

Trans #	16851	Carrier / service:	USPS Server	First-Class Mail®	8/1/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000164433

Doc Ref #: 2019ED93

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	16850	Carrier / service:	USPS Server	First-Class Mail®	8/1/2019 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000164426

Doc Ref #: 2019ED93

Postage 5.4200

PITTSBURGH PA 15222-4002

Document Receipt

Trans #	16849	Carrier / service:	USPS Server	First-Class Mail®	8/1/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000164419

Doc Ref #: 2019ED93

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	16848	Carrier / service:	USPS Server	First-Class Mail®	8/1/2019 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000164402

Doc Ref #: 2019ED93

Postage 5.4200

HARRISBURG PA 17105-2675

**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~~208~~-CV-1567

2019-ED-93

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

TO: Jerry L. Boyles
1140 Numidia Drive
Numidia, PA 17858

AND

P.O. Box 72
Numidia, PA 17858

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on Oct. 9, 2019 at 9:00 AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

**IN THE COURT OF COMMON PLEAS
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²⁰¹⁸
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Manley Deas Kochalski LLC

Pennsylvania Operations, PO Box 165028
Columbus, OH 43216-5028
614-220-5611

FIRST MERCHANTS BANK
Columbus, OH 43214
25-280/440

138499

AMOUNT

\$1350.00

DATE

7/26/2019

Pay **One Thousand Three hundred Fifty dollars and 00 cents*******

to the Order of :

Columbia County Sheriff
35 W. Main Street
PO Box 380
Bloomsburg, PA, 17815

Manley Deas

18-034159, 208-CV-1567, Boyles

⑈ 138499 ⑈ ⑆074900657⑆ 9001045366⑈