

# SHERIFF'S SALE

## Distribution Sheet

First Columbia Bank + Trust vs. Catherine Mancini  
NO. 1140-2019 JD  
NO. 21-2020 ED  
DATE OF SALE: September 9, 2020

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) September 9, 2020 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to William S. Gearhart for the price or sum of \$ 20,400.00 Dollars. William S. Gearhart being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>20000.00</u>	
Poundage .....	<u>400.00</u>	
Transfer Taxes .....		
Total Needed to Purchase .....		\$ <u>20400.00</u>
Amount Paid Down .....		<u>2040.00</u>
Balance Needed to Purchase .....		<u>18360.00</u>

### EXPENSES:

Columbia County Sheriff - Costs .....	\$ <u>458.50</u>	
Poundage .....	<u>400.00</u>	\$ <u>858.50</u>
Newspaper .....		<u>1445.90</u>
Printing .....		<u>00</u>
Solicitor .....		<u>100.00</u>
Columbia County Prothonotary .....		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>71.75</u>
	Realty transfer taxes	<u>672.06</u>
	State stamps	<u>672.06</u>
Tax Collector (	)	<u>223.40</u>
Columbia County Tax Assessment Office .....		<u>2259.73</u>
State Treasurer .....		<u>130.00</u>
Other: <u>Web posting</u>		<u>100.00</u>
<u>Her Search Left.</u>		<u>250.00</u>
TOTAL EXPENSES:		\$ <u>6793.40</u>

Total Needed to Purchase	\$ <u>20400.00</u>
Less Expenses	<u>6793.40</u>
Net to First Lien Holder	<u>13606.60</u>
Plus Deposit	<u>1350.00</u>
Total to First Lien Holder	\$ <u>14956.60</u>

Sheriff's Office, Bloomsburg, Pa.

So answers

October 8, 2020 }

T. A. Ch

Sheriff

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 241248  
Customer:  
SHERIFF  
ATTN: OFFICE

Invoice Date: 10/21/2020 11:24:08 AM  
Last Change:

RECEIPT  
Receipt By: WALK-IN

Reg/Drw ID: 0101  
By: DAG

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$1,415.87	202008179	ORANGE TOWNSHIP
	Grantor - MANCINI, CATHERINE		10/21/20 11:24:11 AM	
	Grantee - GEARHART, WILLIAM S			
	Consideration - \$20,400.00			
	Tax Basis - \$67,206.44			
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$672.06		
	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		
	CENTRAL COLUMBIA AREA SCHOOL REALTY TAX	\$336.03		
	ORANGE TOWNSHIP	\$336.03		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	\$1,415.87		
	PAYMENTS			
	CHECK: 8876 - SHERIFF	\$71.75		
	CHECK: 8877 - SHERIFF	\$672.06		
	CHECK: 8878 - SHERIFF	\$672.06		
	TOTAL PAYMENTS	\$1,415.87		
	AMOUNT DUE	\$1,415.87		
	PAYMENT ON INVOICE	(\$1,415.87)		
	BALANCE DUE ON INVOICE	\$0.00		

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

FIRST COLUMBIA BANK & TRUST CO VS. CATHERINE MANCINI

NO. 21-2020 ED

NO. 1140-2019 JD

DATE/TIME OF SALE: SEPTEMBER 9, 2020 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 20000.00

POUNDAGE - 2% OF BID \$ 400.00

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 20400.00

PURCHASER(S): David Joseph Martin 570-380-8416

ADDRESS: 44 Gearhart LN Orangeville PA 17859

NAMES(S) ON DEED: William S Gearhart

PURCHASER(S) SIGNATURE(S): D. J. Martin

TOTAL DUE: \$ 20400.00

LESS DEPOSIT: \$ 2040.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 18360.00

Cash 9/9/2020 \$ 2,040.00

## Timothy Chamberlain

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**From:** Jessica Lehman <Jessica@hhtlegal.com>  
**Sent:** Sunday, September 20, 2020 9:01 PM  
**To:** Timothy Chamberlain  
**Subject:** Mancini - Amount due to FCBT & Heirs

Good evening Sheriff Chamberlain,  
Please find below what I believe is the correct breakdown for the Sheriff's Sale of the Mancini property. If you have any changes or corrections to this number, please just let me know.

Thank you,  
Jessica

\$13,985.55	Amended Judgment
+\$1,350	Advance Sheriff Fees
<u>+\$118.44</u>	Interest accrued from revised judgement to sale date.
\$15,453.99	Due to FCBT

\$20,000	bid price
-15,453.99	FCBT
-4,799.28	Sheriff Costs
<u>+1,350.00</u>	Prepaid Sheriff Costs
\$1,096.73	due to Mancini Family

Jessica M. Lehman, Esq.  
Harding, Hill, Turowski & James, LLP  
38 W. Third Street  
Bloomsburg, PA 17815  
Phone: (570) 784-6770  
Fax: (570) 784-6075

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## Timothy Chamberlain

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**From:** Sarah Klingaman  
**Sent:** Friday, September 18, 2020 10:30 AM  
**To:** Timothy Chamberlain  
**Subject:** FW: Mancini - amount due to bank

**From:** Jessica Lehman <Jessica@hhtlegal.com>  
**Sent:** Thursday, September 17, 2020 7:27 PM  
**To:** Sarah Klingaman <sklingaman@columbiapa.org>  
**Subject:** Mancini - amount due to bank

Hi Sarah!

My understanding is that the amount due to the bank is \$15,722.80. Let me know if you have any questions or if you need documentation regarding updated fees, interest, and costs.

Thank you,  
Jessica

Jessica M. Lehman, Esq.  
Harding, Hill, Turowski & James, LLP  
38 W. Third Street  
Bloomsburg, PA 17815  
Phone: (570) 784-6770  
Fax: (570) 784-6075

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# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



<u>Plaintiff</u>	<u>Defendant</u>
FIRST COLUMBIA BANK & TRUST CO	THE UNKNOWN HEIRS AND ASSIGNS OF CATHERINE MANCINI MICHELE R MANCINI MICHELE R MANCINI MICHELE R MANCINI

**Attorney for the Plaintiff:**  
HARDING, HILL, TUROWSKI & JAMES, LLP  
38 West Third Street  
Bloomsburg, PA 17815

**Sheriff's Sale Date:** Wednesday, September 9, 202  
**Writ of Execution No. :** 2019CV1140  
**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 44 A GEARHART LANE, ORANGEVILLE, PA 17859

## 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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,445.90
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
Service	\$180.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

**Total Sheriff Costs** **\$2,249.40**

## Municipal Costs

Current Taxes	\$223.40
Delinquent Taxes	\$2,254.73

**Total Municipal Costs** **\$2,478.13**

## Distribution Costs

Recording Fees	\$71.75
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Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Location of the real estate: 44 A GEARHART LANE, ORANGEVILLE, PA 17859

Total Distribution Costs	\$71.75
<hr/>	
Grand Total:	\$4,799.28

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

**HARDING, HILL, TUROWSKI & JAMES, LLP**

**Jessica M. Lehman, Esquire**

**38 West Third Street**

**Bloomsburg, PA 17815**

**570-784-6770**

**Attorney ID #325230**

**Attorney for Plaintiff**

IN THE COURT OF COMMON PLEAS OF THE 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF,

: CIVIL ACTION

:

VS.

: MORTGAGE FORECLOSURE

:

The UNKNOWN HEIRS and ASSIGNS  
of CATHERINE MANCINI, Deceased,

: NO. 2019 – CV – 1140

:

DEFENDANT.

: NO. 2020 – ED – \_\_\_\_\_

**AFFIDAVIT PURSUANT TO PA. R.C.P. 3129.1**

I, JESSICA M. LEHMAN, Esquire, Attorney for Plaintiff, First Columbia Bank & Trust Co., in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located in Columbia County, Pennsylvania. (See attached description)

**I. Name and address of Owner(s) or Reputed Owner(s):**

The Unknown Heirs and Assigns  
of Catherine Mancini, Deceased.  
c/o Michele R. Mancini  
44A Gearhart Lane  
Orangeville, PA 17859

The Unknown Heirs and Assigns  
of Catherine Mancini, Deceased.  
c/o Michele R. Mancini  
300 Market Street  
P.O. Box 177  
Benton, PA 17814



The Unknown Heirs and Assigns  
of Catherine Mancini, Deceased.  
c/o Michele R. Mancini  
3 Vance Street  
Uniontown, PA 15401

**2. Name and address of Defendant(s) in the judgment:**

The Unknown Heirs and Assigns  
of Catherine Mancini, Deceased.  
c/o Michele R. Mancini  
44A Gearhart Lane  
Orangeville, PA 17859

The Unknown Heirs and Assigns  
of Catherine Mancini, Deceased.  
c/o Michele R. Mancini  
300 Market Street  
P.O. Box 177  
Benton, PA 17814

The Unknown Heirs and Assigns  
of Catherine Mancini, Deceased.  
c/o Michele R. Mancini  
3 Vance Street  
Uniontown, PA 15401

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

First Columbia Bank & Trust Co.  
232 East Street  
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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

First Columbia Bank & Trust Co.  
232 East Street  
Bloomsburg, PA 17815

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

None.

**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:**

First Columbia Bank & Trust Co.  
232 East Street  
Bloomsburg, PA 17815

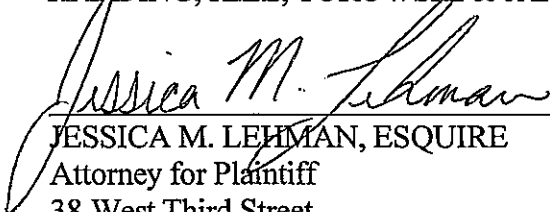
Columbia County Tax Claim Bureau  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

**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:**

Occupant  
44A Gearhart Lane  
Orangeville, PA 17859

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. 4904 relating to unsworn falsification to authorities.

HARDING, HILL, TUROWSKI & JAMES, LLP

  
JESSICA M. LEHMAN, ESQUIRE  
Attorney for Plaintiff  
38 West Third Street  
Bloomsburg, PA 17815  
570-784-6770  
Attorney ID #325230

DATED: 3/2/2020

County: 024 PARCEL ID: 27-08-012-06.000 TAX YEAR: 2020  
 ALTERNATE ID: VERSION: 1  
 UPDATED: 3 RNEWART 05/13/2020 02:22 pm CUR: Y

MANCINI CATHERINE Y  
 PRIM PRIMARY  
 44 A GEARHART LN  
 [ ] [ ]

2018	PRIM	723.15	72.30	119.40	215.00	1,129.85
2019	PRIM	829.33	82.93	54.80	75.00	1,042.06
		1,552.48	155.23	174.20	290.00	2,171.91

08/19/2020 NOT  
 NO  
 U UPSET

Mancini

2,171.91  
 12.82+  
 65.00  
 5.00  
 Int. Tax Sale Cost  
 Tax Cert

004

2,254.73

\$ 2,254.73  
 October amount

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2020 - REAL ESTATE

As of Date: 09/04/2020 03:45:31 PM

Owner: MANCINI CATHERINE

P O BOX 82

ORANGEVILLE PA 17859

Municipality: ORANGE TWP

Parcel #: 27 -08 -012-06,000

Property Desc:

<u>Bill #</u>		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
027333	G	\$157.53	04/30/2020	\$160.74	06/30/2020	\$176.81	08/31/2020
		Payment					
027333	S	\$13.84	04/30/2020	\$14.12	06/30/2020	\$15.53	08/31/2020
		Payment					
027333	R	\$27.68	04/30/2020	\$28.24	06/30/2020	\$31.06	08/31/2020
		Payment					
Totals:		\$199.05		\$203.10		\$223.40	

Total Paid To Date:	\$0.00
---------------------	--------

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

# SHERIFF'S SALE COST SHEET

1140-19  
21-20

VS. \_\_\_\_\_  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</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>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>408.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1445.90</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1695.90</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>130.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 2321.15

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

74-111112-104(72b)  
(570) 784-6300

Catherine Mancini

BUSINESS OF THE COURTS

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

IN THE COURT OF COMMON  
PLEAS FOR THE 26<sup>TH</sup>  
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

PROthonary  
FILED

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: Deb / Jessica	FROM: Sarah
COMPANY: Hardine & Hill	DATE: 7-15-2020
FAX NUMBER: 570-784-6075	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: 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.

Catherine Mancini



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, published on dates listed below, 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.

Ad Text: MICHELE R MANCINI SHERIFF SALE

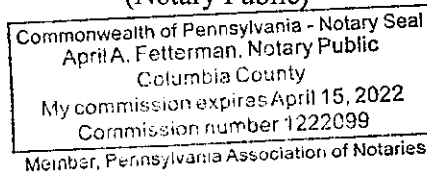
Date(s) Published: 5/6/2020, 5/13/2020, 5/20/2020

*James T Micklow*

Sworn and subscribed to before me  
this 24 day of MAY 2020.

*April A. Fetterman*

(Notary Public)



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.

## TX Result Report

P 1  
05/21/2020 11:52  
Serial No. A6VF011029028  
TC:00083327

Addressee	Start Time	Time	Prints	Result	Note
95707846075	05-21 11:51	00:00:57	002/002	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) 389-5622

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6390

## FACSIMILE TRANSMITTAL SHEET

TO: <u>Atty. Lehman</u>	FROM: <u>Columbia Co Sheriff</u>
COMPANY:	DATE: <u>5-21-2020</u>
FAX NUMBER: <u>1-570-784-6075</u>	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <u>Order - Sheriff Sale</u>	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  
Mancini - 2020 ED 21

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: Atty. Lehman	FROM: Columbia Co Sheriff
COMPANY:	DATE: 5.21.2020
FAX NUMBER: 1-570-784-6075	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  
Mancini - 2020 ED 21

344

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/MONTOUR  
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.

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

RECEIVED  
JULY 29 2020

BY THE COURT

  
P.J.  
Thomas A. James, Jr.



**HARDING, HILL,  
TUROWSKI & JAMES LLP**  
ATTORNEYS AT LAW

38 West Third Street  
Bloomsburg, PA 17815

570.784.6770 telephone  
570.784.6075 facsimile  
www.hhtlegal.com

May 14, 2020

**SENT VIA E-MAIL ONLY**

Columbia County Sheriff's Department  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17185

**RE: First Columbia Bank & Trust Co. vs. The Known and Unknown Heirs of  
Catherine Mancini  
No. 2019 – CV – 1140  
No. 2020 – ED - 21**

Dear Sheriff Chamberlain:

Please postpone the Sheriff's sale for the property located at 44A Gearhart Road, Orangeville, PA 17859. The sale is currently scheduled for May 27, 2020 at 9:00AM. Please reschedule it for the next Sherriff Sale.

If you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,  
Harding, Hill, Turowski & James, LLP

*Jessica M. Lehman*

Jessica M. Lehman  
jessica@hhtlegal.com

cc. Ben Clark, VP, First Columbia Bank & Trust Co.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO  
vs.  
THE UNKNOWN HEIRS AND ASSIGNS OF CATHERINE MANCINI (et al.)

Case Number  
2019CV1140

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/29/2020 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 44 A GEARHART LANE  
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

4/20/20

Time:

17:00

Deputy:

8

Mileage:

### Attorney / Originator:

Name: HARDING, HILL, TUROWSKI & JAMES, LLP

Phone: (570) 784-6770

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2019CV1140

44 A GEARHART LANE, ORANGEVILLE, PA 17859

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO

vs.

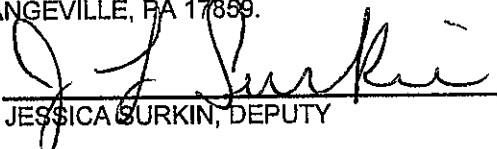
THE UNKNOWN HEIRS AND ASSIGNS OF CATHERINE MANCINI (et al.)

Case Number

2019CV1140

## SHERIFF'S RETURN OF SERVICE

04/21/2020 05:00 PM - DEPUTY JESSICA SURKIN, 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 44 A GEARHART LANE, ORANGEVILLE, PA 17859.

  
JESSICA SURKIN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF


April 22, 2020

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

22ND day of APRIL, 2020



Plaintiff Attorney: HARDING HILL TUROWSKI & JAMES, LLP, 38 West Third Street, Bloomsburg, PA 17815

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO

vs.

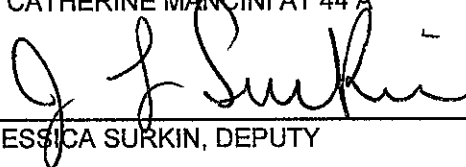
THE UNKNOWN HEIRS AND ASSIGNS OF CATHERINE MANCINI (et al.)

Case Number

2019CV1140

## SHERIFF'S RETURN OF SERVICE

03/13/2020 12:00 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "POSTING" A TRUE COPY TO WIT: THE UNKNOWN HEIRS AND ASSIGNS OF CATHERINE MANCINI AT 44 A GEARHART LANE, ORANGEVILLE, PA 17859.

  
JESSICA SURKIN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

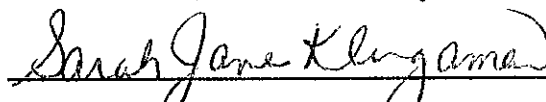
March 17, 2020

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

17TH day of MARCH, 2020



Plaintiff Attorney: HARDING, HILL, TUROWSKI & JAMES, LLP, 33 West Third Street, Bloomsburg, PA 17815

(c) CountySuite Sheriff Telecoff, Inc.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO  
vs.  
THE UNKNOWN HEIRS AND ASSIGNS OF CATHERINE MANCINI

Case Number  
2019CV1140

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	21
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 5/27/20 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="text-align: center; font-size: 2em; font-family: cursive;">POST IT</div>			

### Serve To:

Name:	THE UNKNOWN HEIRS AND ASSIGNS OF (	
Primary Address:	44 A GEARHART LANE ORANGEVILLE, PA 17859	
Phone:	DOB:	
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> Other		
Adult In Charge:			
Relation:			
Date:	03-13-20	Time:	12:00pm
Deputy:	8	Mileage:	

### Attorney / Originator:

Name:	HARDING, HILL, TUROWSKI & JAMES, LLP	Phone:	(570) 784-6770
-------	--------------------------------------	--------	----------------

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

THE UNKNOWN HEIRS ANI

2019CV1140

44 A GEARHART LANE, ORANGEVILLE, PA 17859

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO

vs.

THE UNKNOWN HEIRS AND ASSIGNS OF CATHERINE MANCINI (et al.)

Case Number  
2019CV1140

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 21

Manner: < Not Specified >

Expires:

Warrant:

### Notes:

SALE DATE & TIME: 04/29/2020 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Fayette County

### Serve To:

Name: MICHELE R MANCINI

Primary Address: 300 MARKET STREET  
BENTON, PA 17814

Phone:

BAD

DOB:

Alternate Address: 3 VANCE STREET  
UNIONTOWN, PA 15401

Phone:

GOOD

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

3/13/20

Time:

14:37

Deputy:

J

Mileage:

### Attorney / Originator:

Name: HARDING, HILL, TUROWSKI & JAMES, LLP

Phone: (570) 784-6770

### Service Attempts:

Date:

03-13-20

3/13/20

Time:

12:12pm

2:35p

Mileage:

Deputy:

19

8

### Service Attempt Notes:

1. No longer lives there
2. J-Net 3 Vance St Uniontown PA 15401
- 3.
- 4.
- 5.
- 6.

MANCINI, MICHELE R

2019CV1140

300 MARKET STREET, BENTON, PA 17814

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO  
vs.  
THE UNKNOWN HEIRS AND ASSIGNS OF CATHERINE MANCINI

Case Number  
2019CV1140

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	21
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 5/27/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Central Columbia SD
<b>Primary Address:</b>	4777 Old Berwick Road Bloomsburg, PA 17815
<b>Phone:</b>	570-784-2850 <b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> Posted · Other
<b>Adult In Charge:</b>	Nicole Lenthert
<b>Relation:</b>	Secretary
<b>Date:</b>	03-13-20
<b>Time:</b>	2:14pm
<b>Deputy:</b>	19
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> HARDING, HILL, TUROWSKI & JAMES, LLP	<b>Phone:</b> (570) 784-6770
---	------------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CENTRAL COLUMBIA SD

2019CV1140

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO  
vs.  
THE UNKNOWN HEIRS AND ASSIGNS OF CATHERINE MANCINI

Case Number  
2019CV1140

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	21
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 5/27/20 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	OCCUPANT
<b>Primary Address:</b>	44 A GEARHART LANE ORANGEVILLE, PA 17859
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> Posted Other
<b>Adult In Charge:</b>	Debra Snyder
<b>Relation:</b>	Occupant
<b>Date:</b>	03-13-20
<b>Time:</b>	12:00 pm
<b>Deputy:</b>	8
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> HARDING, HILL, TUROWSKI & JAMES, LLP	<b>Phone:</b> (570) 784-6770
---	------------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT

2019CV1140

44 A GEARHART LANE, ORANGEVILLE, PA 17859

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO  
vs.  
THE UNKNOWN HEIRS AND ASSIGNS OF CATHERINE MANCINI

Case Number  
2019CV1140

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	21
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 5/27/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Domestic Relations Office of Columbia County
<b>Primary Address:</b>	11 WEST MAIN STREET 2ND FLOOR Bloomensburg, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b>	Shelley Feitner
<b>Relation:</b>	Clerk
<b>Date:</b>	3/13/20
<b>Time:</b>	10 30
<b>Deputy:</b>	8
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> HARDING, HILL, TUROWSKI & JAMES, LLP	<b>Phone:</b> (570) 784-6770
---	------------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2019CV1140 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



FIRST COLUMBIA BANK & TRUST CO  
vs.  
THE UNKNOWN HEIRS AND ASSIGNS OF CATHERINE MANCINI

Case Number  
2019CV1140

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 21

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 5/27/2020 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:

Steph Yutko

Relation:

Clerk

Date:

3/12/20

Time:

10:30

Deputy:

8

Mileage:

### Attorney / Originator:

Name: HARDING, HILL, TUROWSKI & JAMES, LLP

Phone: (570) 784-6770

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2019CV1140

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# 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 03/16/20

Account:

Name:

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

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

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

Ad ID: 1193458  
Description: **MICHELE R MANCINI**  
**SHERIFF SALE**  
Run Dates: 05/06/20 to 05/20/20  
Class: 2  
Agate Lines: 222  
Blind Box:

**Total Ad Cost \$1,445.90**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	05/06/20	05/20/20	3	\$1,445.90

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019CV1140

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, MAY 27, 2020 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.

ALL THAT CERTAIN piece and parcel of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows: BEGINNING at an iron pin corner in the northerly line of other land now or late of Robert F. Hodson, it being the southeasterly corner of the land herein conveyed, and it also being set in the westerly line of land now or late of Joseph E. Chiani and Wife, and thence a line along the northerly line of other land now or late of Robert F. Hodson, North 88 degrees 05 minutes 20 seconds West 405.11 feet to an iron pin corner set in the easterly line of land now or late of Randall L. John and wife, thence along the easterly line of land now or late of said John North 1 degree 24 minutes 40 seconds East 210.05 feet to an iron pin corner set in the southerly line of land now or late of Joseph J. Stevens and wife, thence along the southerly line of land now or late of said Stevens south 88 degrees 05 minutes 20 seconds East 405.11 feet to a stone corner set in the westerly line of land now or late of the abovesaid Chiani, thence along the westerly line of land now or late of the abovesaid Chiani South 1 degree 54 Minutes 40 Seconds West 215.05 feet to an iron pin corner, the place of beginning, and CONTAINING two (2) acres of land according to a survey and plat made by Frank E. Gatzling, R.S.

ALSO GRANTING AND CONVEYING unto the Grantee, their heirs and assigns, a right of way of 30 feet in width extending northerly from L.H. 16386 across other land now or late of Robert F. Hodson lying south of the tract of land herein conveyed and to be used and maintained in conjunction with the other uses thereof.  
PROPERTY ADDRESS: 41A Gearhart Lane, Orangeville, PA 17859  
TAX PARCEL NUMBER: 27 08 01206

PROPERTY ADDRESS: 44 A GEARHART LANE, ORANGEVILLE, PA 17859  
TAX / TAXIDEL NUMBER: 27 08 01206

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS AND ASSIGNS OF CATHERINE MANONI, MICHELE R MANCINI, MICHELE R MANCINI, MICHELE R MANCINI in suit of FIRST COLUMBIA BANK & TRUST CO. 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:  
HARDING, HILL, TURANSKI & JAMES, LLP  
Bloomsburg, PA (570) 784-6770  
TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

**HARDING, HILL, TUROWSKI & JAMES, LLP**  
**Jessica M. Lehman, Esquire**  
**38 West Third Street**  
**Bloomsburg, PA 17815**  
**570-784-6770**  
**Attorney ID #325230**

PROTHONOTARY  
2020 MAR 17 P 1:28  
CLERK OF COURT  
COUNTY OF COLUMBIA

**Attorney for Plaintiff**

IN THE COURT OF COMMON PLEAS OF THE 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :  
PLAINTIFF, : CIVIL ACTION  
: VS. :  
: MORTGAGE FORECLOSURE  
The UNKNOWN HEIRS and ASSIGNS :  
of CATHERINE MANCINI, Deceased, : NO. 2019 – CV – 1140  
DEFENDANT. :  
: NO. 2020 – ED – 21

**ORDER**

AND NOW, this 16 day of March, 2020, upon

consideration of Plaintiff's Motion to Reassess Damages, the Prothonotary is **ORDERED** to  
amend the Entry of Judgment and Writ of Execution nunc pro tunc in this case as follows:

Principal Balance	\$ 8,363.83
Interest through March 13, 2020 (\$0.652379918 per diem)	\$ 264.09
Late Fees	\$ 377.28
Title Search	\$ 125.00
Appraisal	\$ 175.00
Columbia Cty. Prothonotary	\$ 159.75
Sheriff service fees (Columbia & Fayette)	\$ 1,502.40
Publication in Press Enterprise	\$ 518.20
Attorney's Fees	\$ <u>2,500.00</u>

**TOTAL \$ 13,985.55**

Plus interest at 6% per annum.



**NOTE:** The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

ATTACHED TO THIS ORDER IS THE AMENDED ENTRY OF JUDGMENT AND AMENDED WRIT OF EXECUTION TO BE SIGNED BY THE PROTHONOTARY AND FILED AS PART OF THIS ORDER.

Pursuant to Pa R.C.P. 236, the Prothonotary is hereby directed to file this Order and serve a copy of the same on the Defendant by sending a copy of this Order by regular mail to 44A Gearhart Road, Orangeville, PA 17859; 300 Market Street, P.O. Box 177, Benton, PA 17814 and 3 Vance Street, Uniontown, PA 15401.

BY THE COURT:

St. Thomas A. Gamas Jr.

**HARDING, HILL, TUROWSKI & JAMES, LLP**

**Jessica M. Lehman, Esquire**

**38 West Third Street**

**Bloomsburg, PA 17815**

**570-784-6770**

**Attorney ID #325230**

**Attorney for Plaintiff**

IN THE COURT OF COMMON PLEAS OF THE 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF, : CIVIL ACTION

VS. :

: MORTGAGE FORECLOSURE

The UNKNOWN HEIRS and ASSIGNS  
of CATHERINE MANCINI, Deceased,  
DEFENDANT.

: NO. 2019 – CV – 1140

: NO. 2020 – ED – 21

---

**AMENDED ENTRY OF JUDGMENT**

AND NOW, this 17 day of March, 20 20, judgment is  
entered in favor of the Plaintiff and against the Defendant and damages are assessed in the amount  
of \$13,985.55, plus additional interest and costs as aforesaid.

  
PROTHONOTARY

FIRST COLUMBIA BANK & TRUST CO. :  
 PLAINTIFF, : CIVIL ACTION  
 :  
 VS. :  
 :  
 : MORTGAGE FORECLOSURE  
 The UNKNOWN HEIRS and ASSIGNS :  
 of CATHERINE MANCINI, Deceased, : NO. 2019 – CV – 1140  
 DEFENDANT. :  
 : NO. 2020 – ED – 21

**THE UNKNOWN HEIRS AND ASSIGNS OF  
CATHERINE MANCINI, Deceased, Defendant**  
c/o Michele R. Mancini  
3 Vance Street  
Uniontown, PA 15401

Pursuant to Pa. R.C.P. 236, you are hereby notified that an AMENDED ENTRY OF

JUDGMENT has been entered in favor of the Plaintiff and against the Defendant and damages are assessed in the amount of \$13,985.55, plus additional interest and costs in the above proceeding.

Barbara N Silvestri/ea  
PROTHONOTARY 3/17/2020

IN THE COURT OF COMMON PLEAS OF THE 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :  
PLAINTIFF, : CIVIL ACTION  
VS. :  
The UNKNOWN HEIRS and ASSIGNS :  
of CATHERINE MANCINI, Deceased, : MORTGAGE FORECLOSURE  
DEFENDANT. : NO. 2019 – CV – 1140  
: NO. 2020 – ED – 21

**AMENDED WRIT OF EXECUTION**

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF COLUMBIA : SS.

**TO THE SHERIFF OF COLUMBIA COUNTY:**

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

Principal Balance	\$ 8,363.83
Interest through March 13, 2020 (\$0.652379918 per diem)	\$ 264.09
Late Fees	\$ 377.28
Title Search	\$ 125.00
Appraisal	\$ 175.00
Columbia Cty. Prothonotary	\$ 159.75
Sheriff service fees (Columbia & Fayette)	\$ 1,502.40
Publication in Press Enterprise	\$ 518.20
Attorney's Fees	\$ 2,500.00
<b>TOTAL</b>	<b>\$ 13,985.55</b>

Plus costs.

PROTHONOTARY, Court of Common Pleas  
of Columbia County, Pennsylvania

DATED: 3/17, 2020

BY: Barbara A. Schmittler

FILED  
PROTHONOTARY  
2020 MAR 13 P 12:17  
CLERK OF COURT  
COUNTY OF COLUMBIA

**ALL THAT CERTAIN** piece and parcel of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows:

**BEGINNING** at an iron pin corner in the northerly line of other land now or late of Robert E. Hodson, it being the southeasterly corner of the land herein conveyed, and it also being set in the westerly line of land now or late of Joseph F. Chiani and Wife, and thence running along the northerly line of other land now or late of Robert E. Hodson, north 88 degrees 05 minutes 20 seconds west 405.11 feet to an iron pin corner set in the easterly line of land now or late of Ronald L. John and wife; thence along the easterly line of land now or late of said John north 1 degree 54 minutes 40 seconds east 215.05 feet to an iron pin corner set in the southerly line of land now or late of Joseph B. Stevens and wife; thence along the southerly line of land now or late of said Stevens south 88 degrees 05 minutes 20 seconds east 405.11 feet to a stone corner set in the westerly line of land now or late of the aforesaid Chiani; thence along the westerly line of land now or late of the aforesaid Chiani south 1 degree 54 Minutes 40 seconds west, 215.05 feet to an iron pin corner, the place of beginning, and CONTAINING two (2) acres of land according to a survey and draft made by Frank E. Beishline, R.S.

**ALSO GRANTING AND CONVEYING** unto the Grantees, their heirs and assigns, a right-of-way of 50 feet in width extending northwardly from L.R. 19096 across other land now or formerly of Robert E. Hodson lying south of the tract of land herein conveyed and to be used and maintained in conjunction with the other users thereof.

**PROPERTY ADDRESS:** 44A Gearhart Lane, Orangeville, PA 17859

**TAX PARCEL NUMBER:** 27 08 01206

HARDING, HILL, TUROWSKI & JAMES, LLP  
Jessica M. Lehman, Esquire  
38 West Third Street  
Bloomsburg, PA 17815  
570-784-6770  
Attorney ID #325230

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

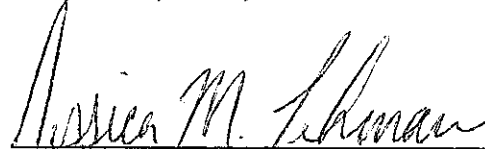
FIRST COLUMBIA BANK & TRUST CO. :	
PLAINTIFF,	: CIVIL ACTION
	:
VS.	:
	: MORTGAGE FORECLOSURE
The UNKNOWN HEIRS and ASSIGNS	:
of CATHERINE MANCINI, Deceased,	: NO. 2019 – CV – 1140
DEFENDANT.	:
	: NO. 2020 – ED - 21

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**CERTIFICATION**

I, Jessica M. Lehman, Esquire, 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.

Respectfully submitted,  
HARDING, HILL, TUROWSKI & JAMES, LLP



Jessica M. Lehman, Esquire  
38 West Third Street  
Bloomsburg, PA 17815  
570-784-6770  
Attorney ID #325230

**ALL THAT CERTAIN** piece and parcel of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows:

**BEGINNING** at an iron pin corner in the northerly line of other land now or late of Robert E. Hodson, it being the southeasterly corner of the land herein conveyed, and it also being set in the westerly line of land now or late of Joseph F. Chiani and Wife, and thence running along the northerly line of other land now or late of Robert E. Hodson, north 88 degrees 05 minutes 20 seconds west 405.11 feet to an iron pin corner set in the easterly line of land now or late of Ronald L. John and wife; thence along the easterly line of land now or late of said John north 1 degree 54 minutes 40 seconds east 215.05 feet to an iron pin corner set in the southerly line of land now or late of Joseph B. Stevens and wife; thence along the southerly line of land now or late of said Stevens south 88 degrees 05 minutes 20 seconds east 405.11 feet to a stone corner set in the westerly line of land now or late of the aforesaid Chiani; thence along the westerly line of land now or late of the aforesaid Chiani south 1 degree 54 Minutes 40 seconds west, 215.05 feet to an iron pin corner, the place of beginning, and CONTAINING two (2) acres of land according to a survey and draft made by Frank E. Beishline, R.S.

**ALSO GRANTING AND CONVEYING** unto the Grantees, their heirs and assigns, a right-of-way of 50 feet in width extending northwardly from L.R. 19096 across other land now or formerly of Robert E. Hodson lying south of the tract of land herein conveyed and to be used and maintained in conjunction with the other users thereof.

**PROPERTY ADDRESS:** 44A Gearhart Lane, Orangeville, PA 17859

**TAX PARCEL NUMBER:** 27 08 01206



**HARDING, HILL, TUROWSKI & JAMES, LLP**

**Jessica M. Lehman, Esquire**

**38 West Third Street**

**Bloomsburg, PA 17815**

**570-784-6770**

**Attorney ID #325230**

**Attorney for Plaintiff**

---

IN THE COURT OF COMMON PLEAS OF THE 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF, : CIVIL ACTION

VS. : MORTGAGE FORECLOSURE

The UNKNOWN HEIRS and ASSIGNS : NO. 2019 – CV – 1140

of CATHERINE MANCINI, Deceased, :

DEFENDANT. : NO. 2020 – ED – 21

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**WRIT OF EXECUTION**  
**NOTICE**

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have 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.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this Sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the Plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the Sale and before the Sheriff has delivered his deed to the property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services  
168 E. 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
570-784-8760

Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
800- 692-7375

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO  
vs.  
THE UNKNOWN HEIRS AND ASSIGNS OF CATHERINE MANCINI

Case Number  
2019CV1140

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill		<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>		<b>Warrant:</b>
<b>Notes:</b>	SALE DATE & TIME: 04/29/2020 AT 9:00 AM SHERIFF'S SALE BILL			

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	44 A GEARHART LANE ORANGEVILLE, PA 17859
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>		<b>Time:</b>	
<b>Deputy:</b>		<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	HARDING, HILL, TUROWSKI & JAMES, LLP	<b>Phone:</b>	(570) 784-6770
--------------	--------------------------------------	---------------	----------------

### Service Attempts:

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2019CV1140

44 A GEARHART LANE, ORANGEVILLE, PA 17859

NO EXPIRATION

**HARDING, HILL, TUROWSKI & JAMES, LLP**

**Jessica M. Lehman, Esquire**

**38 West Third Street**

**Bloomsburg, PA 17815**

**570-784-6770**

**Attorney ID #325230**

**Attorney for Plaintiff**

**IN THE COURT OF COMMON PLEAS OF THE 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA**

**FIRST COLUMBIA BANK & TRUST CO. :**

**PLAINTIFF, : CIVIL ACTION**

**VS.**

**: MORTGAGE FORECLOSURE**

**The UNKNOWN HEIRS and ASSIGNS  
of CATHERINE MANCINI, Deceased,**

**: NO. 2019 – CV – 1140**

**DEFENDANT.**

**: NO. 2020 – ED – 21**

**WRIT OF EXECUTION**

**COMMONWEALTH OF PENNSYLVANIA :**

**: SS.**

**COUNTY OF COLUMBIA :**

**TO THE SHERIFF OF COLUMBIA COUNTY:**

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

Balance of Principal as of August 2, 2019	\$ 8,231.08
Accrued but unpaid interest from February 2, 2019 through August 2, 2019 (\$0.648338493 per diem)	\$ 118.09
Prothonotary Filing Fees	\$ 134.75
Title Search Costs	\$ 125.00
Service by Publication Fees	\$ 51.00
Attorneys' fees	\$ 2,500.00
<b>TOTAL</b>	<b>\$ 11,159.92</b>

Plus costs.

PROTHONOTARY, Court of Common Pleas  
Of Columbia County, Pennsylvania

DATED: 3/5, 2020

BY: Barbara N. Jurek ISS

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO  
vs.  
THE UNKNOWN HEIRS AND ASSIGNS OF CATHERINE MANCINI (et al.)

Case Number  
2019CV1140

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 21

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/29/2020 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: MICHELE R MANCINI

Primary Address: 300 MARKET STREET  
BENTON, PA 17814

Phone: DOB:

Alternate Address: 3 VANCE STREET  
UNIONTOWN, PA 15401

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: HARDING, HILL, TUROWSKI & JAMES, LLP

Phone: (570) 784-6770

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

MANCINI, MICHELE R

2019CV1140

300 MARKET STREET, BENTON, PA 17814

NO EXPIRATION

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

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: March 16, 2020

Re: Sheriff's Sale Advertising Dates

First Columbia Bank & Trust Co. vs. Unknown Heirs; Assigns of Catherine  
Manicini - deceased

No. 21 of 2020 E.D. and No. 1140 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week 5 - 6

2<sup>nd</sup> Week 5 - 13

3<sup>rd</sup> Week 5 - 20

SALE DATE: May 27 2020 @ 9:00

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019CV1140

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, MAY 27, 2020**  
**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.

---

ALL THAT CERTAIN piece and parcel of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner in the northerly line of other land now or late of Robert E. Hodson, it being the southeasterly corner of the land herein conveyed, and it also being set in the westerly line of land now or late of Joseph F. Chiani and Wife, and thence running along the northerly line of other land now or late of Robert E. Hodson, north 88 degrees 05 minutes 20 seconds west 405.11 feet to an iron pin corner set in the easterly line of land now or late of Ronald L. John and wife; thence along the easterly line of land now or late of said John north 1 degree 54 minutes 40 seconds east 215.05 feet to an iron pin corner set in the southerly line of land now or late of Joseph B. Stevens and wife; thence along the southerly line of land now or late of said Stevens south 88 degrees 05 minutes 20 seconds east 405.11 feet to a stone corner set in the westerly line of land now or late of the aforesaid Chiani; thence along the westerly line of land now or late of the aforesaid Chiani south 1 degree 54 Minutes 40 seconds west, 215.05 feet to an iron pin corner, the place of beginning, and CONTAINING two (2) acres of land according to a survey and draft made by Frank E. Beishline, R.S.

ALSO GRANTING AND CONVEYING unto the Grantees, their heirs and assigns, a right-of-way of 50 feet in width extending northwardly from L.R. 19096 across other land now or formerly of Robert E. Hodson lying south of the tract of land herein conveyed and to be used and maintained in conjunction with the other users thereof.

PROPERTY ADDRESS: 44A Gearhart Lane, Orangeville, PA 17859

TAX PARCEL NUMBER: 27 08 01206

PROPERTY ADDRESS: 44 A GEARHART LANE, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 27 08 01206

---

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS AND ASSIGNS OF CATHERINE MANCINI, MICHELE R MANCINI, MICHELE R MANCINI, MICHELE R MANCINI in suit of FIRST COLUMBIA BANK & TRUST CO.

---

**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:  
HARDING, HILL, TUROWSKI & JAMES, LLP  
Bloomsburg, PA (570) 784-6770

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

HARDING, HILL, TUROWSKI & JAMES, LLP

Jessica M. Lehman, Esquire

38 West Third Street

Bloomsburg, PA 17815

570-784-6770

Attorney ID #325230

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF, : CIVIL ACTION

VS.

: MORTGAGE FORECLOSURE

The UNKNOWN HEIRS and ASSIGNS  
of CATHERINE MANCINI, Deceased,

: NO. 2019 – CV – 1140

DEFENDANT.

: NO. 2020 – ED – 21

**AFFIDAVIT PURSUANT TO PA. R.C.P. 3129.1**

I, JESSICA M. LEHMAN, Esquire, Attorney for Plaintiff, First Columbia Bank & Trust Co., in the above-captioned matter, set forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located in Columbia County, Pennsylvania. (See attached description)

**I. Name and address of Owner(s) or Reputed Owner(s):**

The Unknown Heirs and Assigns  
of Catherine Mancini, Deceased.

c/o Michele R. Mancini

✱ 44A Gearhart Lane  
Orangeville, PA 17859

The Unknown Heirs and Assigns  
of Catherine Mancini, Deceased.

c/o Michele R. Mancini

✱ 300 Market Street  
P.O. Box 177  
Benton, PA 17814



— The Unknown Heirs and Assigns  
of Catherine Mancini, Deceased.  
c/o Michele R. Mancini  
3 Vance Street  
Uniontown, PA 15401

*Cert Mail*  
*10/2/19*  
*House Vacant*

**2. Name and address of Defendant(s) in the judgment:**

The Unknown Heirs and Assigns  
of Catherine Mancini, Deceased.  
c/o Michele R. Mancini  
44A Gearhart Lane  
Orangeville, PA 17859

The Unknown Heirs and Assigns  
of Catherine Mancini, Deceased.  
c/o Michele R. Mancini  
300 Market Street  
P.O. Box 177  
Benton, PA 17814

The Unknown Heirs and Assigns  
of Catherine Mancini, Deceased.  
c/o Michele R. Mancini  
3 Vance Street  
Uniontown, PA 15401

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

First Columbia Bank & Trust Co.  
232 East Street  
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau  
Columbia County Courthouse ✓  
P.O. Box 380  
Bloomsburg, PA 17815

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

First Columbia Bank & Trust Co.  
232 East Street  
Bloomsburg, PA 17815

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

None.

**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:**

First Columbia Bank & Trust Co.  
232 East Street  
Bloomsburg, PA 17815

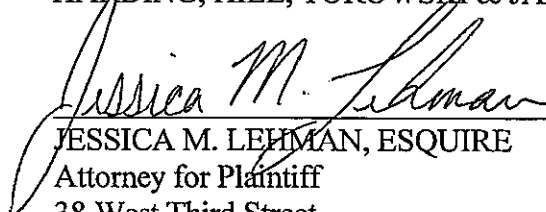
Columbia County Tax Claim Bureau  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

**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:**

Occupant  
44A Gearhart Lane ✓  
Orangeville, PA 17859

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. 4904 relating to unsworn falsification to authorities.

HARDING, HILL, TUROWSKI & JAMES, LLP

  
JESSICA M. LEHMAN, ESQUIRE  
Attorney for Plaintiff  
38 West Third Street  
Bloomsburg, PA 17815  
570-784-6770  
Attorney ID #325230

DATED: 3/2/2020

**HARDING, HILL, TUROWSKI & JAMES, LLP**

**Jessica M. Lehman, Esquire**

**38 West Third Street**

**Bloomsburg, PA 17815**

**570-784-6770**

**Attorney ID #325230**

**Attorney for Plaintiff**

IN THE COURT OF COMMON PLEAS OF THE 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF, : CIVIL ACTION

VS.

: MORTGAGE FORECLOSURE

The UNKNOWN HEIRS and ASSIGNS

: NO. 2019 – CV – 1140

of CATHERINE MANCINI, Deceased,

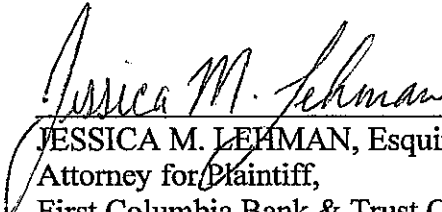
DEFENDANT. : NO. 2020 – ED – 21

**CERTIFICATION TO SHERIFF**  
**AS TO THE SALE OF REAL ESTATE**

JESSICA M. LEHMAN, Esquire, hereby states that she is the attorney for the Plaintiff in the above captioned mortgage foreclosure action and further certifies that the property is:

<input type="checkbox"/>	FHA Mortgage
<input checked="" type="checkbox"/>	Tenant occupied
<input type="checkbox"/>	Vacant
<input type="checkbox"/>	Commercial
<input type="checkbox"/>	As a result of Complaint in Assumpsit
<input checked="" type="checkbox"/>	Act 6 and/or Act 91 complied with

This Certification is made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

  
JESSICA M. LEHMAN, Esquire  
Attorney for Plaintiff,  
First Columbia Bank & Trust Co.  
38 West Third Street  
Bloomsburg, PA 17815  
570-784-6770  
Attorney ID #325230

Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000172216

MICHELE R. MANCINI  
3 VANCE STREET

UNIONTOWN PA 15401

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Returned 3-28-2020

## Document Receipt

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Trans #	17681	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

MICHELE R. MANCINI

3 VANCE STREET

Tracking #: 71901140006000172216

Doc Ref #: 2020ED21

Postage 5.6000

UNIONTOWN PA 15401

## Document Receipt

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Trans #	17680	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000172209

Doc Ref #: 2020ED21

Postage 5.6000

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	17680	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000172209

Doc Ref #: 2020ED21

Postage 5.6000

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	17678	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE                      COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000172186

Doc Ref #: 2020ED21

Postage 5.6000

HARRISBURG    PA   17128



## Document Receipt

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Trans #	17678	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE                      COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000172186

Doc Ref #: 2020ED21

Postage 5.6000

HARRISBURG    PA    17128

## Document Receipt

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Trans #	17679	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000172193

Doc Ref #: 2020ED21

Postage 5.6000

HARRISBURG PA 17105

## Document Receipt

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Trans #	17677	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000172179

Doc Ref #: 2020ED21

Postage 5.6000

HARRISBURG PA 17105

## Document Receipt

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Trans #	17677	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000172179

Doc Ref #: 2020ED21

Postage 5.6000

HARRISBURG PA 17105



232 EAST STREET  
BLOOMSBURG, PA 17815



60-593/313



106747

PAY

TO THE  
ORDER OF

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100

Columbia County Sheriff  
Columbia County Courthouse  
36 West Main Street  
Bloomsburg, PA 17815

DATE

1/3/2020

AMOUNT

\$1,350.00

MEMO

*Sharon A. Roeder*  
AUTHORIZED SIGNATURE

Security features. Details on back.

⑈ 106747⑈ ⑆031305936⑆ 018⑈529⑈9⑈