COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US BAN	K NA	VS	. ESTATE OF	JUDY MOLY	YNEAUX
NO. 14	4-2021	ED	NO.	781-2020	JD
DATE/T	IME OF	SALE: JULY	28, 2021 AT	9:00 AM	
BID PRI	CE (INC	LUDES COST)	\$ <u> 3</u>	334.65	-
POUND	AGE – 29	% OF BID	\$(66.69	-
TRANSF	FER TAX	. – 2% OF FAIR 1	MKT \$		-
MISC. C	OSTS		\$		-
TOTAL .	AMOUN	T NEEDED TO I	PURCHASE		<u>\$ 3401,34</u>
ADDRES	SS: (S) ON D	EED:SIGNATURE(S)			
		TOTAL DUI	∃:		s 3401.34
		LESS DEPO	SIT:		\$ 2000,00
		DOWN PAY	MENT:		\$
		TOTAL DUI	E IN 8 DAYS		s 1401.34

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 252389 Customer:

Invoice Date: 01/04/2022 10:59:57 AM

Last Change:

RECEIPT

Reg/Drw ID: 0101

SHERIFF

Receipt By: WALK-IN

By: CSD

ng # Charge / Payment / Fee Description		Amount	Inst # / Inst Date	Municipality
1 DEED		\$71.75	202200086	BERWICK BORO
Grantor - MOLYNEAUX, JUDY			01/04/22 11:00:01 AM	
Grantee - U S BANK				
Consideration - \$3,401.34				
Tax Basis - \$0.00				
Return Via - MAIL				
Fees Summary:				
STATE WRIT TAX	\$0.50			
JCS/ACCESS TO JUSTICE	\$40.25			
AFFORDABLE HOUSING	\$13.00			
RECORDING FEES - RECORDER	\$13.00			
RECORDER IMPROVEMENT FUND	\$3.00			
COUNTY IMPROVEMENT FUND	\$2.00			
Inst Info: SHERIFF DEED				
TOTAL CHARGES		\$71.75	-	
PAYMENTS				
CHECK: 9071 - SHERIFF		\$71.75		
TOTAL PAYMENTS		\$71.75		
101111111111111111111111111111111111111		ψ1 1.10		
AMOUNT DUE		\$71.75		
PAYMENT ON INVOICE		(\$71.75)		
BALANCE DUE ON INVOICE		\$0.00		

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC KATRINA L. MARTZ (et al.)

Case Number 2020CV781

SHERIFF'S RETURN OF SERVICE

04/14/2021 02:55 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE KATRINA MARTZ EXECUTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ESTATE OF JUDY MOLYNEAUX DECEASED AT MCDONALD'S, MIFFLINVILLE, PA 18635.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 15, 2021

NOTARY

Affirmed and sub	scribed to	o before me this		
15TH	day of	APRIL	,2021	

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC vs. KATRINA L. MARTZ (et al.)

Case Number 2020CV781

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04/14/2021 02:55 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE KATRINA MARTZ EXECUTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ESTATE OF JUDY MOLYNEAUX

DECEASED AT MCDONALD'S, MIFFLINVILLE, PA 18635.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 15, 2021

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC KATRINA L. MARTZ (et al.)

Case Number 2020CV781

SHERIFF'S RETURN OF SERVICE

04/14/2021 02:55 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE KATRINA MARTZ EXECUTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ESTATE OF JUDY MOLYNEAUX DECEASED AT MCDONALD'S, MIFFLINVILLE, PA 18635.

MICHAEL TKACH, DEPUTY

SO ANSWERS.

April 15, 2021

TIMOTHY T. CHAMBERLAIN, SHERIFF

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

<u>Plaintiff</u>

U.S. BANK NATIONAL ASSOC

Defendant

vs. KATRINA L. MARTZ

ESTATE OF JUDY MOLYNEAUX - DECEASED

MORTGAGE INC.

Attorney for the Plaintiff:

ROMANO & GARUBO & ARGENTIERI

52 NEWTON AVENUE WOODBURY, NJ 08096

Sheriff's Sale Date:

Wednesday, July 28, 2021

\$15.00

Writ of Execution No.: 2020CV781 Advance Sheriff Costs: \$2,000.00

Location of the real estate: 1651 BRITTAIN STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)

	Total Distribution Costs	\$71.75
Recording Fees		\$71.75
Distribution Costs	Total Sheriff Costs	\$3,262.90
·	T () Chariff Cart	·
Copies		\$11.00
Surcharge		\$352.00
Tax Claim Search		\$5.00
Notary Fee	•	\$10.00
Distribution Form		\$25.00
Service Mileage		\$24.00
Service		\$330.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$100.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$2,026.40
Posting Handbill		\$15.00
Mailing Costs		\$72.00
Levy		\$15.00 \$15.00
Crying Sale Docketing		\$15.00 \$15.00
Advertising Sale Bills & Copies		\$17.50 \$10.00
Advertising Sale Bills & Conice		¢47.50

Grand Total:

\$3,334.65

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

SHERIFF'S SALE COST SHEET

14-71 2026 181

	vs. Molyneaux
	JD DATE/TIME OF SALE
DOGMET (DEWLIN)	01.5.00
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>730,60</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$72,60
ADVERTISING SALE BILLS & COPI	·
ADVERTISING SALE (NEWSPAPER)) \$15.00
MILEAGE	\$ 24100
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$_ <i>///0</i> 6
NOTARY	\$ <u>/0.00</u> *********** \$ 6/9,50
TOTAL ******	******** \$ <u>6/7,50</u>
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 2026,40
SOLICITOR'S SERVICES	\$100.00
TOTAL ******	*********** \$ <u>7276,4</u> 0
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>71.75</u> ************ \$81.75
TOTAL ******	*********** \$ 8 1, 75
	
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ 5,60
TOTAL ******	\$ <u>5,60</u> ************ \$ 5,60
MUNICIPAL FEES DUE:	
SEWER 20	\$
WATER 20	\$
TOTAL *****	\$ \$ ********** \$
	· · · · · · · · · · · · · · · · · · ·
SURCHARGE FEE (DSTE)	\$352,00
MISC.	\$
	\$
TOTAL ***	*********
TOTAL COSTS ((OPENING BID) \$ 3334,65
	, , , , , , , , , , , , , , , , , , ,

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

Louis W. Skinner* lskinner@rgalegal.com

*Member of the NJ & PA Bar **Member of the NJ & NY Bar ***Member of NY, NJ, & CA Bar

52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371

Of Counsel: Angelo G. Garubo, Esquire** agarubo@rgalegal.com

Evan J. Salan, Esquire*** esalan@rgalegal.com

Michael V. Baronio, Esquire** mbaronio@gmail.com Nanuet NY 10954 PH: (914) 715-7072

314-RushTrucapPA-224

July 29, 2021

Sheriff of Columbia County Bloomsburg Courthouse 35 West Main Street Bloomsburg, PA 17815

> RE: U.S. National Bank Association, etc

vs. Katrina Martz, Executor of Estate of Judy Molyneaux, deceased

Case No. 2020-CV-781

Dear Sir/Madam:

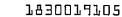
Please be advised, our office represents U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, Plaintiff in the above referenced foreclosure action. Kindly prepare the sheriff's deed into U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust with an address of C/o Rushmore Loan Management Services, LLC, 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618. Enclosed, please find a copy of the Mortgage, Assignments and 2 original State Realty Transfer Tax affidavits. Also, enclosed is our check in the amount of \$1,401.34 which represents the amount owed your office, on this account.

Should you have any questions, please do not hesitate to call me. Thank you for your assistance.

Sincerely,

/s/ Emmanuel J. Argentieri Emmanuel J. Argentieri, Esquire Romano, Garubo & Argentieri, LLC 52 Newton Avenue, P.O. Box 456 Woodbury, NJ 08096 Attorney for the Plaintiff

EJA/lld Enclosures



pennsylvania
DEPARTMENT OF REVENUE (EX) MOD 04-19 (FI)

REV-183

BUREAU OF INDIVIDUAL TAXES PO BOX 280603 HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

COMPLETE EACH SECTION

RECORDER'S USE ONLY					
State Tax Paid:					
Book:	Page:				
Instrument Number					
Date Recorded:					

SECTION I TRANSFER DATA			1.				
Date of Acceptance of Document 07/29/2021							
Grantor(s)/Lessor(s)	, ,	one Number	Grantee(s)/Lessee(s)	A : _ !	Telepho	one Number	
Columbia County Sheriff Mailing Address	(5/0)	389-5622	U.S. Bank National	Association**			
35 West Main Street				Mailing Address 15480 Laguna Canyon Road, Suite 100			
City	State	ZIP Code	City		State	ZIP Code	
Bloomsburg	PA	17815	Irvine		CA	92618	
SECTION II REAL ESTATE LOCA	TION	***					
Street Address 1651 Brittain Street			City, Township, Borough Berwick				
County Columbia	School Berwi	District ck Area Scho	ol District	Tax Parcel Number 04D-05-178-00.000			
SECTION III VALUATION DATA	• ""	=					
Was transaction part of an assignment or relocati	on? \subset	O YES 🖜	NO				
1. Actual Cash Consideration 3,401.34	2. Othe + 0	r Consideration		3. Total Consideration = 3,401,34			
4. County Assessed Value 28,167.00	5. Common Level Ratio Factor x 5.18			6. Computed Value = 145,905.06			
SECTION IV EXEMPTION DATA -	Refer to	instructions fo	r exemption status.				
1a. Amount of Exemption Claimed \$ 145,905.06		1b. Percentage of Grantor's Interest in Real Estate 1c. Per 100 %		1c. Percentage of Grante	c. Percentage of Grantor's Interest Conveyed 100 %		
2. Check Appropriate Box Below for Exemptio	n Claime	ed.					
Will or intestate succession		(A.L	N = 1 = - 1		-4 - EV - B	I	
Transfer to a trust. (Attach complete copy	of trust s	Name of D		(ESI	ate File i	Number)	
Transfer from a trust. (Attach complete co		•	•				
Transfer between principal and agent/stra		-	•	ty agreement.)			
Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)							
Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)							
Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)							
Statutory corporate consolidation, merger or division. (Attach copy of articles.)							
Other (Provide a detailed explanation of e	xemptior	n claimed. If more	space is needed attach	additional sheets.)			
**as Legal Title Trustee for Truma	an 2016	SC6 Title Tr	ust				

SECTION V	CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:						
Name Emmanuel J. A	rgentieri		Telephone Number (856) 384-1515				
Mailing Address 52 Newton Aven	ue	City Woodbury	State ZIP Code NJ 08096				
Under penalties of law, I o	leclare that I have examined this statement, inclu	iding accompanying information, and to the best of my knowled	ige and belief, it is true, correct and complete.				
Signature of Corresp	ondent or Responsible Party	Great A.S.	Date 07/29/2021				
FAILURE TO COMPLET	TE THIS FORM PROPERLY OR ATTACH RE	QUESTED DOOUMENTATION MAY RESULT IN THE RECO	ORDER'S REFUSAL TO RECORD THE DEED.				



1830019105

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

Louis W. Skinner*
Iskinner@rgalegal.com

*Member of the NJ & PA Bar

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52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Of Counsel: Angelo G. Garubo, Esquire** agarubo@rgalegal.com

Evan J. Salan, Esquire***
esalan@rgalegal.com

Michael V. Baronio, Esquire**

mbaronio@gmail.com
Nanuet NY 10954
PH: (914) 715-7072

314-RushTrucapPA-224

July 12, 2021

Prothonotary of Columbia County Bloomsburg Courthouse 35 West Main Street Bloomsburg, PA 17815

RE:

U.S. National Bank Association, etc

vs. Katrina Martz, Executor of Estate of Judy Molyneaux, decease

Case No. 2020-CV-781

Dear Sir/Madam:

Enclosed for filing into the record of the captioned matter is an original and two (2) copies of an Affidavit Pursuant to PaR.C.P. 3129.2, along with a Certificate of Compliance. We ask that you file the original and kindly return a time-stamped copy to our office in the enclosed, postage prepaid envelope.,

Please forward the additional timestamped copy to the sheriff.

Thank you for your kind assistance and please call us if you have any questions – (856) 384-1515, Ext 128.

Very truly yours,

ROMANO, GARUBO & ARGENTIERI

/lld encls. 314-TrucapPA-224

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

FILED PROTHUNDTARY

2021 JUL 16 A H: 34

CLERK OF COUPTS OFF COUNTY OF COLEMB //

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust Plaintiff,

v.

Katrina Martz, Executor of Estate of Judy Molyneaux, deceased Defendant.

Property address: 1651 Brittain Street Berwick, PA 18603 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-781

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO PaR.C.P. 3129.2

STATE OF NEW JERSEY

SS:

COUNTY OF GLOUCESTER

I, Emmanuel J. Argentieri, Esquire, of full age, being duly sworn according to law, upon my oath, depose and say:

1. That true and correct copies of the Writ of Execution and Notice of Sale were served upon the Defendant, Katrina Martz, Executor of Estate of Judy Molyneaux, deceased, on April 14, 2021 by adult in charge accepted service by a Deputy from the Columbia County Sheriff's Office at 530 Catherine Street, Bloomsburg, PA 17815. True and correct copies of the Sheriff's Return of Service are attached hereto and made a part hereof, collectively, as Exhibit "A".

- 2. That the Handbill of Sale was posted upon the mortgaged premises located at 1651 Brittain Street, Berwick, PA 18603, on June 22, 2021, by a Deputy from the Columbia County Sheriff's Department as is evidenced by the Sheriff's Return of Service attached hereto and made a part hereof as Exhibit "B".
- 3. That true and correct copies of the Notice of Sheriff's Sale of Real Estate to Lienholders and other applicable notices with reference to the scheduled Sheriff's Sale, were sent to the following parties of interest on June 28, 2021 via U.S. First Class Mail, postage prepaid, with certificates of mailing that are attached hereto and made a part hereof as Exhibit "C":

Katrina Martz, Executor of Estate of Judy	Katrina Martz, Executor of Estate of Judy
Molyneaux, deceased	Molyneaux, deceased
530 Catherine Street, Bloomsburg, PA 17815	P.O. Box 166, Bloomsburg, PA 17815
Internal Revenue Service	TMS Mortgage Inc., d/b/a The Money Store,
Federal Estate Tax	A New Jersey Corporation
Special Procecure Branch	4660 Trindle Road, Suite 2002
201 W. Rivercenter Blvd.	Shiremanstown, PA 17011
Covington, KY 41011	·
Berwick Area School District	Berwick Borough Tax Collector
500 Line Street	1615 Lincoln Ave
Berwick, PA 18603	Berwick, PA 18603
Berwick Borough	Columbia County Tax Claim Office
c/o Damien Scoblink	11 West Main Street
1800 N Market St	Bloomsburg, PA 17815
Berwick, PA 18603	
Columbia County Treasurer	Columbia County Domestic Relations
P.O. Box 380	11 West Main Street, 2 nd Floor
Bloomsburg, PA 17815	Bloomsburg, PA 17815
Columbia County Probation	Commonwealth of Pennsylvania
35 West Main Street	Department of Welfare
Bloomsburg, PA 17815	333 Health and Welfare Building
	Harrisburg, PA 17105
Pennsylvania Department of Revenue	Commonwealth of PA
Bureau of Compliance	Bureau of Individual Tax
Attn: Sheriff's Sales	Inheritance Tax Division
P.O. Box 281230	P.O. Box 280601
Harrisburg, PA 17128-1230	Harrisburg, PA 17105

Department of Public Welfare	Commonwealth of Pennsylvania
Estate Recovery Program	Department of Revenue
P.O. Box 8486 - Willow Oak Building	Bureau of Individual Taxes
Harrisburg, PA 17105	P.O. Box 280509
	Harrisburg, PA 17128-0509
Commonwealth of PA-Department of	Commonwealth of PA-Department of
Revenue Bureau of Compliance	Revenue Bureau of Compliance
P.O. Box 280948	P.O. Box 280946
Harrisburg, PA 17128	Harrisburg, PA 17128
PA Department of Revenue-	Tenant/Occupant
Office of Chief Counsel	1651 Brittain Street
c/o Sherrie J. Caudill, Analyst	Berwick, PA 18603
PO Box 281061	10000
Harrisburg PA 17128-1061	

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

Emmanuel J. Argentieri Esqu

Attorney for Plaintiff

Sworn to and subscribed to before me this 13th day of July, 2021

OTARY BUBLIC

LAURA DOLLY My Commission Expires April 16, 2024

Timothy T. Chamberlain Sheriff

15TH

day of

APRIL



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK vs.	NATIONAL ASSOC		Case Number
KATRINA L	MARTZ (et al.)		2020CV781
	SHER	FF'S RETURN OF SERV	CE
04/14/2021	HANDING A TRUE COPY TO A	"KACH, BEING DULY SWORN ACC E, WRIT OF EXECUTION AND DEBT PERSON REPRESENTING THEMS DONALD'S , MIFFLINVILLE, PA 186	'OR'S RIGHTS BY "PERSONALLY" ELVES TO BE THE DEFENDANT TO
·		Mid	CHAEL TKACH, DEPUTY
		so	ANSWERS,
			inothy T. Chambalain
pril 15, 2021		TIN	OTHY T. CHAMBERLAIN, SHERIFF
			•
+ + +		NOTARY	er en

2021

Pleintiff Attorney: ROMANO & GARUBO & ARGENTIERI, 52 NEWTON AVENUE, WOODBURY, NJ 68096

FROM: TO:918563846371 07/12/2021 15:14:30 #615 P.001/001

EXHIBIT "A"

EXHIBIT "B"

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC vs.
KATRINA L. MARTZ (et al.)

Case Number 2020CV781

SHERIFF'S RETURN OF SERVICE

04/14/2021 02:55 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TC WIT: KATRINA L. MARTZ AT MCDONALD'S, MIFFLINVILLE, PA 18635.

MICHAEL TKACH, DEPUTY

SO ANSWERS.

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 15, 2021

2020CV781

Wants Copy of Service Return For Katrina Martz

856-384-6371

Attaney: Romano & Carubo & Argentieri

NOTARY

Affirmed	and	subs	cribed	to	bef	ore	me f	his

15TH

day of

APRIL

2021

STATE OF PENNSYLVANIA COUNTY OF COLUMBIA

} SS

Brandon Eyerly 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.

amounting to \$

By Victuo of a Witt of Execution Meritagoa Experiesural No. 2020/5781
Issued out of the Court of Common Pleas of Courtise County, Pennsylvenia and to me directed, it will access the following described property at public sale at the Courtise County Court louising the Issue of Bournstourp, County of Columba, Commonweal throf
Permay version of MEDNESDAY, JULY 28, 2021 AT 9:00 O'CLOCK A.M.
All perties in interest and discreases are further notified than a proposed schedule of as intuition will be on five in the Shariff's Ofice notions than then (Sto) days after the discretion in the proposed shall be made, and in entition on the proposed with his made in countries when the schedule in (10) says effects and firety, unless executions are field was the Shariff Office unit, stays of the said firety, unless executions are field was the Shariff Office unit, stays of the said firety, unless executions are field was the Shariff Office unit of the Shariff Office unit of the Shariff Office unit of the Shariff Office of the Sh
to case number 20XXXV-781
ALL that curtoin for prace or parcel of land in the Barough of Berwick, County of Columbia and Swiss of Hennsylvanie bounded and
described as Biotoxic to ret. BEGNAND as a point and thereaftedly add of Britter Scott, at the Southwesterly come of Loriko. 1811, thereon is no extently direction along the northerly add of Britter Street, 65 fault be control in ret of fault in work of star of Loron). Double, thereon shong land now or late of lead Goutse in a northerly direction BO feet to line of land now or familiar of the annual process of the star of the
Property being known as 1861 Brittan Steert Berwald, IM, 18603 Being Calumba County prevailmenter (1971/57/72-00000) Improvements the own current of Single Fernish (Westing Sozial and fation in revisions as the property of Katrina Marta, Fernitor of Latters of Judy Mulyness, Celebratic
PROPERTY ALXINI SS. 1861 BBT TAIN STICLET, DERWARK, PA. 18603
URI / TAX PARCEL NUMBER 040-06 178 00 000
Second and taken into execution to be sold as the property of KATRINA L. MARTZ, ESTATE OF JUDY MOLYNEAUX DECLASED, MORTGAGE INC. in suit of U.S. BANK NATIONAL ASSOCI
TERMS OF SALE MANALIM POWNENT AT TIME OF SALE. The greate of the 100% prepared in the blad decare constitution on plant shall Minimum phyriner in bits production to replied the size of sale shall replied the size of sale in 2014 of the sale in 20
Attorney for the Plant*! Attorney for the Plant*! ROMANO E CALERD F. A NO. N. EH Columbra County, Parsisylvana Woodsun, N. J. 1866-334-1515

Ad Text: Judy Wolyneaux Estate Sale
Date(s) Published: 4/7/2021, 7/7/2021, 7/14/2021, 7/21/2021
Sworn and subscribed to before me
this 23 day of 5019 200 .
but TIL
Commonwealth of Pernesylvanya Public
April A. Fetterman. Notary Public Columbia County
My commission expires April 15, 2022
Commission number 1222099
Member, Pennsylvania Association of Notaries

hereby certify that the advertising and publication charges

notice and the fee for this affidavit have been paid in full.

for publishing the foregoing

PRESS ENTERPRISE Classifieds reaches over 30,000 print readers every day plus 70,000 unique visitors to our website monthly.*

DRIVE-THRU HOURS: 9:00am-3:00pm

A STATE OF THE STA

For the safety of the public and our employees our lobby will be closed until further notice. Thank you for your understanding in this matter.

Our Drop-Off Box at the Drive-Thru is evallable 24/7

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1. click CLASSIFIEDS • 2. click PLACE AN AD • 3. fill in your info Since restrictions apply
This is the Committee of the Com

SHERIFFS SALL

Dv Virtue of a Wat of Execution (Montgage Foredequie)
No. 2019 CV 1232

4 coline pressenterprise online.com

Issued out of the Count of Common Plass of Columbia County, Plannyskerne and to theoriest. I will expose the following described purporty all public sole at the Crise County Courthouse in the Town of Bloomshurg, County of Columbia. Commonwell Plannyshure on the Town of Bloomshurg. County of Columbia. Commonwell Plannyshure on Columbia. WEDNESDAY JULY 28, 2021 AT 9:00 O'CLOCK A.M.

PLACING CLASSIFIED ADS

- Call Monata: 8 30ani-4 00pni: 570-784-6151

- classifieds@pressenterprise.net

All parties in interest and discreases are further excelled that a prognosed schedule of tenution will be on file in the Shreeff pilifer in place than that," (fill days after the of the sale of any opening with hermalde, port discretion of the proceeds will be musicular and on the schedule will be musicular and the schedule of the discretion of the procedule will be musicular and other procedules are sold than Shreeff file on our times of the one of times of the one of times.

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THENCE ALONG TRACE MY 2 MORBHERZ DECRESS A MANUTES 52 SECONDS WEST (AT 5-99 \$2 FEET PASSING AN BOAY AND FOLS 5-91) FEET TO THE PLACE OF BETAINING CONTAINING SEPERATES MORE OR LESS, MACENTIC MERSIAN 1973

BI ING KNOWN AS 196 HARICH ROAD, GENTON, PENNSYLVANIA 17814 TAXUD 37-11407-77-000

THE IMPROVEMENTS THEREON ARE RESIDENTIAL OWILLING

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PROPERTY ADDRESS 196 RAKKOH ROAD, BLINTON, PA 17814

UPI / TAX PARCI L NUMBER 32 1100 / 03,000

Served and taken into vorcution in the sold as the propurty of KAT-IRYN HITAYLOR is suffer WEINANGTON SAMNOS TUND SCORTY

and of MMM-AGE CORN SAMMEST LIVED SOCIETY.

INTERCOLLING LIVED AND AGENT CORNEL TO BE CORNEL TO BE USED TO BE USE

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RMOTHY E CHANSS READS States Columnia County Page sylvania

SHERIFFS SALE By Virtue of a Wirk of Execution (Mortgage Foreclesure) No. 2020/CV/81

nd cut of the Court of Common Pleas of Columbia County, Prince theory, 350, I leaf age on the following directions of openty of public selection (Ay Courthouse in the Form of Bloomsburg, County of Columbia, Commo ri Wiednesday, July 28, 2021 at 8 00 d'oldok a.m.

All portion in interest and dominate see Eurhan need of that a proposed schudule of the telestion will be contained by Sheal first than help of Bandlury's living within the class or the sale of any property each the enumber and distribution of the proposed will be made in concentions with the schudule living (By days after and Bang, unless exceptions are the concentions within schudule living (By days after and Bang, unless exceptions are the monotonic within schudule living (By days after and Bang, unless exceptions are the monotonic within a schudule living and living

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NORTH V ADDRESS BOTT GREEN STOLEN HANDS DATE.

JH / TAX PARCE | NUMBER 641505-178-00-000

Sound and saken also execution to be 5 kb as the property of KATRINA L. MARTA E-TIATE OF JUDY MOUNEAUX DECEASED, MORTGAST INC. in sur of U.S. BAND NATIONAL ASSAUL

PRINCE OF SALE AMMERIAN PARKEN TO TIME OF SALE THE gener or an explosing proportion of the bit park or class plants of the bit park or class plants of the bit park of sales park or class plants of the bit park of sales park or class plants of the bit park of sales park or class plants of the bit park of sales plants of the bit park of the bit park

Atlemay for the Plant fi NOMANIO & GATELET & ARCENTIE RE Wereburg, NJ 1-8516-364-1515

GMOTHY 1. CHAVES RI AIN. Shani Columbia County, Pennsylvina

SHERIFFS SALE By Virtue ul. a Whit of Execution (Mortugos Forectosum) No. 2020CV1002

ut of the Court of Common Placs of Columbia County, Pennsylvania and to m , I wall expose the following discribed property at public safe at the Columbia Courthouse in the fown of filocomstana, County of Columbia, Culture prevented VATONESDAY, JULY 28, 2021 AT 9 00 D'CLOCK A.M.

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Suain DP Dayress F1 Minutes 32 Seconds Fast, 101 06 Feet for A Plant 9 South 1 - pregnets 44 Minutes 58 Seconds Envis EF/3 First 10 A Plant 5 South 19 Layress 18 Menutes 51 Seconds First, 101 98 Feet to A Plant South 26 Dayress 72 Minutes 04 Seconds First, 101 97 and 5 Birst Es-South 26 Dayress 72 Minutes 04 Seconds Lost, 1919/1 and 5 Birst Es-South 26 Dayress 72 Minutes 04 Seconds Lost, 1919/1 and 5 Birst Es-

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Survey. UNIQITR AND SUAUFCT To A. 25 Foot Wide Private Access Right-OHAVey Granted To G Juli Hunitrigion In Riccord Ricck. 361, Page 2182

UNDLITAND SUBJECT To A Grant Of Right-OFWey Let A 70 Feet Wide Privary As Set Let's to Record Reak 339, Page 143

BUING KNOWN AS 19 WRENI AND BEOOMSBURG, PA 17815

PROPERTY ID NUMBER 23-03-009-00-000

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UPL/ TAX PARCEL NUMBER 7303G09000000

Seared and taken into execution to be sold as the property of OLNMS 0. JOHNS and of HS RANK NATIONAL ASSOC

suite of U.S. BANK MATIONAL ASSOC.

BERGS OF SELT WIRMAN MATIONAL OF SELT WIRMAN MATIONAL OF BIO SELT WIRMAN MAT

Attorney for the Maintiff KMT LAW GROUP, BC. PHI ADTIPLIA IN 1940982-4795

Public Notices

PUBLIC NOTICE

HMOH IY I, QLIVMIR HI MN Six+40 Calumbia Cax+15, Hygnsylvana

For Free

Lost &

Found

FRI (-bizh/24" ar 35" tol Shekard pano, 68 keys Great condition plays well Bloomsburg, Call 570-441-6526

EGST DOG: Enginely Springer in 2nd word Danville, 3 ye old Arevers to Sen or Senten Duke Sen & white, marken size, coller of tags, Lost chains stem Tues, legs, Conact \$70,275,777 or \$70,317, 8063.

Notices

HEARING MODICE

Harte et a Zonny Huang schedulich be heid by Ouwlie's Zoung Hearing Haad on Aspect 4 7071 begrenny a 5:30 pm at the Dawkle Berough Dukt-ing keated at 46-8 MI Street Darwille PA 1/4821

Street The Indiana Street The Inplant Is seeking refer from Chapter SET attachment Is Hesdensel to sure Rudding Regulations for the following

FREE 9 week chi futty col-column to the to-Describe of Control 6 Describe of Control 6 Describe of Control 6 Describe of Control 6 B55-685) Development Development Borough giver seden witcher core

FREE New Healthcase, De-joined to infringe se, Chacks justed, wer wipps, black free genes, acc. Shacksfirshy, 5.13-985-8227 MEETING NOTICE

Newton Area School Protect Policy Communities Meeting Therefor, July 72, 2011 Library Ju

Free For Free

Jobs

WASTE DISPOSAL COMPANY Lookung to hare for Mondary Index Routes * CDL Truck Driver * Trash Collector Most have a valid driver

Please call 570-275-1636

SHEPH I'S SALE By Virtue of a Whit of Execution (Mortagos Foreclosura) No. 2021CV 16

aid out of the Court of Common Pleas of Columbia County Pennsylvania and for motor, I will appear the Malowing described property of public sole of the Columbia upin Counthousement forward Malowin Justic County of Columbia Insylvania on: WEDNESDAY, JULY 28, 2021 AT 9 00 01 CLOCK A M

All junior in visual land clumbals are further notified that proposed schedule of deliberation with practice in the Shariff Office in visual that in land, (Shift designation that deliberation in land, (Shift designation that deliberation in practice) are substituted in the state of the practice practice of the state of the state service on are fair outside. The state of the state service on are fair outside. The state of the state of the state service on are fair outside. The state of the state

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Rix Par. of ID No 054-03-705-00-000.

su Known as 531 Camernia Street, Block insticing, PA 17815

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PROPERTY ALCHESS 531 CATHERNE STREET BLOOMSKUNG PA 1781S

LP1 / TAX PARCEL NUMBER: 05: 03:705:00000

Source and taken ento execution to be sold so the property of ELIZABETH A SNY. DER RENN W. SNYDER in soit of CTIBANK N.A.

DER REINIW SKYDER in eut of CTIBANA NA.

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TIMOTHY T CHANGERI AIN Short Colombia County, Ponery Norica

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THE MIFFLINBURG AREA SCHOOL DISTRICT WAR SOCIAL LANGUAGE for the fullowing vacually

DISTRICT LIBRARY MEDIA SPECIALIST

MEDIA SPECIALIST

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unaction for accepting applications is Friday, July 30, 2021, EOF

THE MONTGOMERY AREA SCHOOL
DISTRICT

is accopanie elementaria for a Fulf-Time Special Education Teacher for an dominitary authors support each first skills classroom. Pleasan sorid PDF Tuuching applica-tion, restampe, confinica-tions at clearance and fetters of necommenda-tions of necommenda-tions of necommenda-

tion to Mrs. Daphne Bowers Superintendent Montgomery Area School District 120 Penn Street Montgomery, PA 17752.

MARY CARL HOME HEALTH CAREGIVERS
Apply online at
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lohs NEW TODAY

C.H. Waltz Sons Bourtelang Pais Iming FT PARTS SALES REPRESENTATIVE

Apply at chwaltz.com/careers or send resume to 20 Industrial Dr. Bloomsburg. PA 17815

Classifiado - Cet Resulta 1579-784-0151



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MAX WANN AUTOIDNS LICE JULY 27 @ SPM 3.1 Euro School Life Michael PA. 178-18 Anne Robert Locks Law V Transist Europe time to consultative Consultation (March Southy protection of Law Label For updated Lating and percent

KIM'S AIRCTION SERVICE LLC. AYOU2210 IMS A NC HINN SERVICE LICE, AVIO 221 Personal Property Auction, July 25th of LPM 422 State Bodie 93, Occupantile, Pa. 12859, stalk printing Personal Particular Lactual Control Sists Personals Foods, Court Model, Ruppenser Busin evenus Fesing servis, Cooks Protesses & Copposection (2018) Protesses & Copposection (2018) Krin Autotore Williams 670-204-0719

ESTATE AUCTION + WED. JULY 28@ 04:05PM OLD CREENWYCOD HD. MILLY LE PA 17848 James C. Cwyll HR (pilws - Face, har 2 now horse dispan-cies - 20 transport vieward: 4h folia grain diel - NH 6 bake - 14 mid mount achie box - soon stellor

ECHT AUCTIONS LLC. 15/01/84-1011. AY-002251

AUCTION - SAT JULY 11, 2021 @ 9AM -BOCART DISPERSAL 230 BOGART JULY ROAD, BERNYICK PA Hacks Farin technery beloks pick machine shop books sic. Conducted by Fridey Auction Co. Inc. BY71L 1570/546-6907

ESTATE AUCTION + WED, AUGUST 11:0 SPM 432 PROPULSTR-LT NE MODELCK PA 18615. Swissey Insine dowling detected 2 car guasge, sage covered from porch; 4012 Farill Facula 1 Webs, appears, 19,000 Males and propulst participations of 4867.

WYW BUTTON COM 4 1657 WE CHT ALICTIONS H C (5/0)/144-1011, AV-00275 ESTATE AUCTION + SAT, AUGUST 28@ 9:05AM 9147AR STREET, NUSCOPECK, MILE ERMELLEPA, 18639 5- sits survivarioh harme large 2 bay pole barn wi/Abay couler space. Curst 1930 Moreta A car. SAM -Coloridass - Antiquas - Household - Lumbure WMW & KTOPEN COM # 1867 FECHT ALICTIONS I LC | 570|784-1011. AV-002761

Tax Notice 2021 County & Municipality
BERWICK BORO

MAKE CHECKS PAYABLE TO:
BERWICK BOROUGH
TAX COLLECTOR
1615 LINCOLN AVENUE
BERWICK PA 18603

HOURS:MON, TUE, THUR: 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS

NO PERSONAL CHECKS AFTER DEC.1, 2021

PHONE:570-752-7442

FOR: COLUMBIA Cou	ınty		DATE 03/01/2021		LL NO. 5174
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING FIRE LIGHT BORO RE	27,797	12.135 1 1.25 1.25 18.1	27.24 34.05	27.80 34.75	371.05 30.58 36.49 36.49 528.29
The discount & penalty have been calculated for your convenience	PAY THIS AM		918.98 April 30 If paid on or before	937.75 June 30 If paid on or before	1,002.90 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MOLYNEAUX JUDY A C/O KATRINA MARTZ 1651 BRITTAIN STREET BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

CNTY TWP
Discount 2% 2%

Penalty 10 % 5 % PARCEL: 04D-05 -178-00,000 1651 BRITTAIN ST

1194 Acres Land Buildings • Total Assessment This tax returned to courthouse on: January 1, 2022

Cine

FILE COPY

4.26.21 8

2021-2022 SCHOOL REAL ESTATE TAX NOTICE Berwick Area School District Berwick Borough

Make Check Payable To: The Berwick Area School District

The Berwick Area School District Connie C. Gingher, Tax Collector 1615 Lincoln Avenue Berwick, PA 18603

Telephone 570-752-7442

Taxes are due and payment is requested from:

64005 17800000 2794 C04 MOLYNEAUX JUDY A C/O KATRINA MARTZ 1651 BRITTAIN ST BERWICK, PA 18603-2505 Bill Date: 7/1/2021

Bill #: 2794

COUPON MUST BE RETURNED WITH PAYMENT

Parcel #: 04D05 17800000

 Property Location and Description:
 Assessment:

 1651 BRITTAIN ST
 L=
 2,496

 .119
 B=
 25,301

 T=
 27,797

 Tax Description
 Mills/Rate
 Amount

		T=	27,797
Tax Description	Mills/Rate		Amount
SCHOOL REAL ESTATE	46.190		1,283.94
HOMESTEAD EXCLUSION	NA	Ì	NA
FARMSTEAD EXCLUSION	NA		NA
If Paid By 8/31/2021	2% Discounted Amount		→ 1.258.26
If Paid By 10/31/2021	FACE Amount		>
If Paid After 10/31/2021	10% Penalty Amount		≻ 1,412.33

Last Day to Pay: 12/31/2021

For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Office Hours: Monday, Tuesday, and Thursday from 9:30am - 4:00pm Closed Wednesday and Friday Closed Holidays

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC vs.
KATRINA L. MARTZ (et al.)

Case Number 2020CV781

SHERIFF'S RETURN OF SERVICE

01:03 PM - DEPUTY MICHAEL TKACH, 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 1651 BRITTAIN STREET, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

June 23, 2021

TIMOTHY T CHAMBERI AIN SHERIFE

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK vs.	NATIONAL ASSOC			Case Number 2020CV781	,
MARTZ, K	ATRINA L. (et al.)			20200 7701	
	SERVICE CO	OVER SHI	EET		(POSTING)
Service De	talls:		The second secon		TE
Category:	Real Estate Sale - Posting - Sale Bill	er er er eger erener er e	;	Zone:	<u> </u>
Manner:	< Not Specified >	Expires:	}	Warrant:	
Notes:	SALE DATE & TIME: 07/28/2021 AT 9:00 AM SHERIFF'S SALE BILL				
Serve To:		Final Serv	ice:		. 20
Name:	(POSTING)	Served:	Personally · Adu	ılt In Charge · Posted ·)Other ဂို
Primary Address:	1651 BRITTAIN STREET BERWICK, PA 18603	Adult In Charge:	A Company of the Comp		Other 2020CV781
Phone:	DOB:	Relation:	Posting		
Alternate Address:		Date:	0/22/21	Time: /3;	
Phone:	The state of the second of the	Deputy:	6	Mileage:	1651 BRITTAIN STREET, BE
Attorney /	Orlginator:		· · · · · · · · · · · · · · · · · · ·	••••	ATTI)
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:	1-856-384-1515		Ž
Service Att	tempts:	w			STR
Date:				. And the second	Щ.
Time:					
Mileage:					RW
Deputy:				Militaria de la constante de l	Ç <u>X</u>
Service Att	empt Notes:	manuscript Laurencenens	er entrementer er et entremente entremente de la Primi insperiori personale entremente entremente entremente e	manganamanamanamanamana 🏄 — Antonos erangan ana araban ar	RWICK, PA 18603
1.					1603
2.					
3.					-
4.					NO EXPIRA
5.					
6.					\ \

BERWICK BORO MAKE CHECKS PAYABLE TO: BERWICK BOROUGH TAX COLLECTOR 1615 LINCOLN AVENUE BERWICK PA 18603 HOURS MON, TUE, THUR: 9:30 AM - 4 PM CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS NO PERSONAL CHECKS AFTER DEC. 1, 2021	FOR: COLUMBIA Co DESCRIPTION GENERAL SINKING FIRE LIGHT BORO RE	unty ASSESSMENT 27,797	MILLS 12.135 1 1.25 1.25 18.1	330.57 27.24 34.05	TAX AMOUNT DUE 337.32 27.80 34.75 34.75	371.05 30.58 36.49 36.49
PHONE:570-752-7442	The discount & penalty have been calculated for your convenience	PAY THIS AN	TOUNT	918.98 April 30 If paid on or before	937.75 June 30 If paid on or before	1,002.90 June 30 If paid after
MOLYNEAUX JUDY A C/O KATRINA MARTZ 1651 BRITTAIN STREET BERWICK PA 18603	REQUESTED	Discount	2 % 10 % D-05 -178-0 IN ST		to c Jan	s tax returned ourthouse on: uary 1, 2022
THIS TAX NOTICE MUST BE RETURNED WITH Y				•	2,496 25,301 27,797	FILE COPY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	NATIONAL ASSOC ATRINA L. (et al.)		Case Number 2020CV781
	SERVICE CO	OVER SHEET	
Service De	talls;		
Category:	Real Estate Sale - Sale Notice	A CARLON CONTRACTOR AND A CARL	Zone:
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 07/28/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S RIGHTS	@ McDonald's in Mifflinville
Serve To:		Final Service:	
Name:	KATRINA L. MARTZ	, , , ,	Adult In Charge · Posted · Other
Primary Address:	530 CATHERINE STREET BLOOMSBURG, PA 17815	Adult In Charge:	
Phone:	<i>DOB</i> : 09/21/1974	Relation: Def.	
Alternate Address:	1230 FREAS AVENUE BERWICK, PA 18603	Date: 4/14/21	Time: 14:55
Phone:		Deputy:	Mileage:
ttorney / (Originator:		
Name:	ROMANO & GARUBO & ARGENTIERI	Phone: 1-856-384-15	15
Service Att	empts:		
Date:	4/12/21		The problem of the contract of
Time:	14;16		AND THE PROPERTY OF THE PROPER
Mileage:			And the contract of the second distribution is the second distribution of the contract of the
Deputy:	Co		atu manakanangan manakan menganangan menganangan menganangan menganangan di manakan penganangan menganangan se
Service Att 1. <u>[e</u> f+ 2. 3.	empt Notes: Katrina a message to give l	her the paperwork.	
3. 4.			
5.		.,	
			

MARTZ, KATRINA L.

2020CV781

530 CATHERINE STREET, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK vs.	NATIONAL ASSOC			Case Number
MARTZ, KA	ATRINA L. (et al.)			2020CV781
	SERVICE CO	OVER SHI	EET	
Service De	talls:			
Category:	Real Estate Sale - Sale Notice			Zone: 14
Manner:	< Not Specified >	Expires:	The second secon	Warrant:
Notes:	SALE DATE & TIME: 07/28/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	HIGHTS	McDonald's in Mifflinville
Serve To:		Final Serv	ice: \/	
Name:	ESTATE OF JUDY MOLYNEAUX - DECEASE	Served:	Personally A	dult In Charge · Posted Other
Primary Address:	1651 BRITTAIN STREET BERWICK, PA 18603	Adult In Charge:	Katring	Martz
Phone:	<i>DOB</i> : 09/21/1974	Relation:	Execute	:
Alternate Address:		Date:	4/14/21	Time: 14:55
Phone:		Deputy:	6	Mileage:
Attorney / (Originator:			
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:	1-856-384-151	15
Service Att	empts:		\$ \$ 10 m	
Date:	4/9/21 4/12/21			The second secon
Time:	10:32 14:34			Proceedings of the Control of the Co
Mileage:				And the same thinking the company of the contract of the contr
Deputy:	6 6			
Service Att	empt Notes:			монициональной подраваний под
	15wer, Llc.	•	. *	
	still on door, no answer,	<u> </u>		
3.				
4.		· · · ·	<u> </u>	
5.				
6.			(1)	

ESTATE OF JUDY MOLYNE 2020CV781

1651 BRITTAIN STREET, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	NATIONAL ASSOC ATRINA L. (et al.)			Case Number 2020CV781
	SERVICE C	OVER SHE	FT	
Service De				
	Real Estate Sale - Sale Notice			Zone: 14
Manner:	< Not Specified >	Expires:		Warrant:
Notes:	SALE DATE & TIME: 07/28/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN		IGHTS	
			The same of the same was a surface of the	en e
Serve To:		Final Servi	ce;	
Name:	OCCUPANT	Served:	Personally · Adul	It In Charge (Posted Other
Primary Address:	1651 BRITTAIN STREET BERWICK, PA 18603	Adult in Charge:		
Phone:	DOB:	Relation:	Posted	
Alternate Address:		Date:	4/14/21	Time: 13:47
Phone:		Deputy:	6	Mileage:
Attorney / (Originator:	a Artika ja trakti a rtika Artika artika		
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:	1-856-384-1515	
Service Att	empts:			. "
Date:	4/9/21 4/12/21			pend in the state of published and a region of the state
Time:	10:32 14:34	***************************************	***	The confidence of the confiden
Mileage:				AND THE RESIDENCE OF THE PARTY
Deputy:	C C			- Marie Carlon Control
Service Att	empt Notes:		ernanderranderranderrande Branch kannen armana.	emprenguangunggapanganid — Sinar pigunanan sarapangapanya in in minar pinarangangangangangangangangangangangan
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	nswer, card still on door.			
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OCCUPANT

2020CV781

1651 BRITTAIN STREET, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERWICK AREA JOINT SEV

2020CV781

1108 FREAS AVENUE, BERWICK, PA 18603

VS.	NATIONAL ASSOC ATRINA L. (et al.)		Case Number 2020CV781
	SERVICE CO	OVER SHE	FT
Service De			
··· -	Real Estate Sale - Sale Notice		Zone: 14
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 07/28/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS
		i man ni walio ku na maka waka waka waka waka waka waka wak	
Serve To:		Final Servi	
Name:	BERWICK AREA JOINT SEWER AUTHORIT	Served:	Personally (Adult In Charge) Posted Other
Primary Address:	1108 FREAS AVENUE BERWICK, PA 18603	Adult In Charge:	Kelly Morris
Phone:	DOB:	Relation:	Clerk
Alternate Address:	106 MARKET STREET BERWICK, PA 18603	Date:	4/9/21 Time: 10:49
Phone:		Deputy:	6 Mileage:
Attorney / (Orlginator:		
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:	1-856-384-1515
Service Att	empts:		
Date:			
Time:			
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Deputy:			
Service Att	empt Notes:	mananananan kamanananananananananananananananananana	termination of the second seco
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6			

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	NATIONAL ASSOC ATRINA L. (et al.)		Case Number 2020CV781	
	SERVICE CO	VER SHE	EET	
Service De	talls: The World Bury Company of the St. St. M.			
Category:	Real Estate Sale - Sale Notice		Zone: 14	
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 07/28/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS	
Serve To:		Final Servi	ice:	
Name:	BERWICK BOROUGH	Served:	Personally Adult In Charge Posted · C	Othe
Primary Address:	1800 N. MARKET STREET BERWICK, PA 18603	Adult In Charge:	Valerie Sanute	
Phone:	DOB:	Relation:		
Alternate Address:		Date:	4/9/21 Time: 10:	58
Phone:		Deputy:		
Attorney /	Originator:			
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:	1-856-384-1515	
Service Att	empts:	t y		
Date:				
Time:				
Mileage:				
Deputy:				
Service Att	tempt Notes:		About a designation of the control o	
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BERWICK BOROUGH

2020CV781

1800 N. MARKET STREET, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC **Case Number** 2020CV781 MARTZ, KATRINA L. (et al.) SERVICE COVER SHEET Service Details: 14 Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Warrant: Expires: SALE DATE & TIME: 07/28/2021 AT 9:00 AM Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Connie C. Gingher Served: Personally Adult In Charge Posted Other **Primary** 1615 Lincoln Avenue Adult In Address: Berwick, PA 18603 Charge: Relation: Phone: 570-752-7442 DOB: Alternate 11:06 Date: Time: Address: Deputy: Phone: Mileage: Attorney / Originator: Name: ROMANO & GARUBO & ARGENTIERI Phone: 1-856-384-1515 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 2. 3. 4. 5. 6.

GINGHER, CONNIE C.

2020CV781

1615 LINCOLN AVENUE, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK vs.	(NATIONAL ASSOC		Case Number 2020CV781
MARTZ, K	ATRINA L. (et al.)		2020CV781
	SERVICE CO	OVER SHE	EET
Service De	talis:		
Category:	Real Estate Sale - Sale Notice		Zone: 14
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 07/28/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS
erve To:		Final Servi	
Name:	BERWICK AREA SCHOOL DISTRICT	Served:	Personally (Adult In Charge Posted · Oth
Primary Address:	500 LINE STREET BERWICK, PA 18603	Adult In Charge:	Kim Nespoli
Phone:	DOB:	Relation:	Receptionist
Alternate Address:		Date:	4/9/21 Time: 1/:/7
Phone:	en e	Deputy:	6 Mileage:
ttorney / .	Originator:	y y y y y y y y y y y y y y y y y y y	
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:	1-856-384-1515
ervice Att	tempts:	1 w	
Date:			
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Deputy:			
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BERWICK AREA SCHOOL I 2020CV781

500 LINE STREET, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	NATIONAL ASSOC ATRINA L. (et al.)		Case Number 2020CV781
	SERVICE CO	OVER SHE	ET
Service De			
Category:	Real Estate Sale - Sale Notice		Zone: 14
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 07/28/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS
Serve To:		Final Servi	
Name:	COLUMBIA COUNTY ADULT PROBATION	Served:	Personally Adult In Charge Posted Other
Primary Address:	PO BOX 380 BLOOMSBURG, PA 17815	Adult In Charge:	DULLETTA MALIJONER
Phone:	DOB:	Relation:	CLECK
Alternate Address:		Date:	니기) Time: 0750
Phone:		Deputy:	Mileage:
Attorney /	Originator:		
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:	1-856-384-1515
Service At	emots:	a a	
Date:	ionpo.		
Time:			
Mileage:			
Deputy:			
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COLUMBIA COUNTY ADUL 2020CV781

PO BOX 380, BLOOMSBURG, PA 17815

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE

(570) 389-5622

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

24 HOUR PHONE

(570) 784-6300

Date: April 5th 2021

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Re: Sheriffs Sale Advertising Dates

U.S. Bank National Association as Legal Title Trustee for Truman

VS.

Katrina Martz, Executor of Estate of Judy Molyneaux, deceased

No. 14 of 2021 E.D. and No. 781 of 2020 J.D.

Dear Sir:

Credital Color of Col Please advertise the enclosed SHERIFF SALE on the following dates:

July 7th 2021 1st Week

2nd Week July 14th 2021

3rd Week July 21th 2021

SALE DATE: July 28th 2021

Feel free to contact me if you have any questions.

Respectfully,

Timothy Chamberlain Sheriff of Columbia County

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 04/06/2021

Cert. NO: 39548

MOLYNEAUX JUDY A C/O KATRINA MARTZ 1651 BRITTAIN STREET BERWICK PA 18603

District: BERWICK BORO Deed: 0321 -0279 Location: 1651 BRITTAIN ST Parcel Id:04D-05 -178-00,000

Assessment: 27,797 Balances as of 04/06/2021

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

By: Columbia Co. Sheriff Per:

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

COLUMBIA COUNTY TAX C

2020CV781

PO BOX 380, BLOOMSBURG, PA 17815

U.S. BANK vs.	NATIONAL ASSOC		Case Number		
	ATRINA L. (et al.)	2020CV781			
	SERVICE (COVER SHE	EET		
Service De	talls: i				
Category:	Real Estate Sale - Sale Notice		Zone:		
Manner:	< Not Specified >	Expires:	Warrant:		
Notes:	SALE DATE & TIME: 07/28/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS				
	PLAINTIFF NOTICE OF SHERIFF 5 SALE AN	ID DEDIOK 9 K	шенте		
Serve To:		Final Servi	ice:		
Name:	Columbia County Tax Office	Served:	Personally Adult In Charge Posted Other		
Primary	PO Box 380	Adult In			
Address:	Bloomsburg, PA 17815	Charge:	HUM DICKSON		
Phone:	570-389-5649 DOB :	Relation:	CLERK		
Alternate		Date:	4/6/8/ Time: 18/7		
Address:					
Phone:		Deputy:	ц Mileage:		
Attorney / (Orlginator:		estado en la compansión de la compansión d La compansión de la compa		
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:	1-856-384-1515		
Service Att	empts:				
Date:					
Time:					
Mileage:					
Deputy:					
Service Att	tempt Notes:	i i wi			
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK vs.	NATIONAL ASSOC			Case Number
MARTZ, K	2020CV781			
	SERVICE CO	VER SHE	EET	
Service De	tails:		e e e e e e e e e e e e e e e e e e e	
Category:	Real Estate Sale - Sale Notice	The same section of the sa		Zone: 14
Manner:	< Not Specified >	Expires:		Warrant:
Notes:	SALE DATE & TIME: 07/28/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS	
Serve To:		Final Servi	ce:	
Name:	COLUMBIA COUNTY TREASUERS OFFICE	Served:	Personally Adu	ult In Charge · Posted · Ot
Primary Address:	11 WEST MAIN STREET BLOOMSBURG, PA 17815	Adult In Charge:	Devise	Pastol
Phone:	DOB:	Relation:	4	LELK
Alternate Address:		Date:	4/6/21	Time: 1418
Phone:	The state of the s	Deputy:	4	Mileage:
ttorney /	Originator:			
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:	1-856-384-1515	
ervice Ati	tempts:			
Date:				an hadisaffer and defended better bell stage of the second and in
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Deputy:				ententententententen erretako eta suatutako erre
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COLUMBIA COUNTY TREA 2020CV781

11 WEST MAIN STREET, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	NATIONAL ASSOC ATRINA L. (et al.)	Case Number 2020CV781	
	SERVICE CO	OVER SHE	EET
Service De Category: Manner: Notes:	makan war a same a	Expires:	Zone:
Serve To: Name: Primary	Domestic Relations Office of Columbia Cou	Final Servi Served: Adult In	Personally Adult In Charge · Posted · Othe
Address: Phone:	2ND FLOOR Bloomsburg, PA 17815 DOB:	Charge: Relation:	SHELLEY FRITHIER CLER
Alternate Address:		Date:	4 4 4 1 Time: 1419
Phone:	Section 1 of the military of the military of the military of the section of the s	Deputy:	니 Mileage:
-	Originator:		
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:	1-856-384-1515
Service Att Date: Time: Mileage: Deputy:	empts:		
Service Att	empt Notes:		
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DOMESTIC RELATIONS OF 2020CV781 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA 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 04/06/21

1217688

Judy Molyneaux Estate

Sale

Run Dates:

Description:

Ad ID:

04/07/21 to 07/28/21

Class: Agate Lines:

Blind Box:

234

Name:

TIM CHAMBERLAIN - COLUM COUNTY SHER Company: Address:

PO BOX 380

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost **Amount Paid** \$2,026.40

\$0.00

Publication Press Enterprise

Stop <u>Start</u> 04/07/21 07/28/21

Inserts

Cost \$2,026.40

SHERIFFS SALE By Virtue of a Writ of Execution (Morto, No. 2020CV781

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 Descriptions and the Columbia of the Columbia of the Columbia Commonwealth of Columbia. Pennsylvania on: WEDNESDAY, JULY 28, 2021 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of dis-tribution will be on like in the Sheriffs 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 Sheriffs Office poor theroto.

By virtue of a Whit of Execution issued by Plaintiff U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

To case number 2020-CV-781

ALL that certain lot, piece or parcel of land in the Borough of Berwick, County of Columbia and State of Pennsylvania bounded and

bia and State of Pennsyhania bounded and described as the Southwasterly comer of Lot No. 181: thence in an easterly direction along the northerly side of Brittain Street, at the Southwasterly comer of Lot No. 181: thence in an easterly direction along the northerly side of Brittain Street, 65 feet to a comer in line of land now or late of Lean J. Clounter thence along land now or late of said Cloutier in a northerly direction 80 feet to line of land now or formerly of Harold Hopper, thence in a vesterly direction parallel to the first course herein 65 feet to the easterly line of Lot No. 181 aforesaid, thence in a southerly direction along the easterly line of Lot No. 181 aforesaid, thence in a southerly direction along the easterly line of Lot No. 181 aforesaid, thence in a southerly direction along the easterly line of Lot No. 181 aforesaid, thence in a southerly direction along the easterly line of Lot No. 181 aforesaid, thence in a southerly direction along the easterly line of Lot No. 181 aforesaid, thence in a southerly direction along the easterly line of Lot No. 181 aforesaid, thence in a southerly direction along the easterly line of Lot No. 183 of Envision Land and Improvement Company's Addition to West Berwick, now Berwick, Lipon which is situate a story and half frame diverting.

ITILE TO SAID PREMISES IS VESTED by Special Warranty Deod dated 8/3/1995, conveying from Judy A. Molymeaux, Palmistator of the Estate of Stephen. Morroe Molymeaux, Afk/A Stephen M. Molymeaux, Deceased, and Judy A. Molymeaux, and Molymeaux, Recorded 3/8/1995, in Deed Book.

Michael Stiver, her husband to Judy A. Molyneaux, Recorded 8/8/1995, In Deed Bool

Property being known as: 1651 Brittain Street, Berwick, PA 18603 Being Columbia County parcel number: 041105-178-00.000 Improvements thereon consist of Single Family Dwelling Sexed and taken in execution as the property of Katrina Martz, Executor of Estate of Judy Molyneaux, deceased

PROPERTY ADDRESS: 1651 BRITTAIN STREET, BERWICK, PA. 18603

UPL/TAX PARCEL NUMBER: 04D-05-178-00,000

Seized and taken into execution to be sold as the property of KATRINA L MARTZ, ESTATF OF JUDY MOLYNFAUX, DECEASED, MORTGAGE INC. in suit of U.S. BANK NATIONAL ASSOC.

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 emount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. MIPOR-TANT NOTICE FOR FAILINET OF ARY BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS PINANCIAL CONSE-CUENCES TO THE BIDDER DO NOT BID UNILESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts to pay the bid trice as nor the above terms, the Shelf most electric tensor use the above terms, the Shelf most electric tensor use the above terms. MENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder falts to pay the bid price as per the above terms, the Sheriff may elect to enther sue the bidder for the bal ance due without a resale of the propenty, or to resell the property at the bidder fix 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 forferted, but will be applied against any dam-ages 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 possible to Plaintiff, unless the Columbia County Sheriffs Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff ROMANO & GARUBO & ARGENTIERI Woodbury, NJ 1-856-384-1515 TIMOTHY T. CHAMBERLAIN, Sheriff

WRIT OF EXECUTION – MORTGAGE FORECLOSURE

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Katrina Martz, Executor of Estate of Judy Molyneaux, deceased Defendant.

Property address: 1651 Brittain Street Berwick, PA 18603

COURT OF COMMON PLEAS **COLUMBIA COUNTY**

NO. 2020-CV-781

\$93 947 16

3031-ED-14 CIVIL ACTION

MORTGAGE FORECLOSURE

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

TO THE SHERIFF OF COLUMBIA COUNTY:

Amount due

To satisfy the judgment interest and cost in the above matter you are directed to levy upon and sell the following described property: See Legal Description attached hereto as Exhibit "A".

			Ψ93,947.10
	Interest from 10/31/2020 to 3/22/2021 (at the per diem rate of \$15.44)		\$2,192.48
	Subtotal		\$96,139.64
	Costs		\$
	Total		\$96,139.64
(SEAL)		Be	Proth Prothbrotary Sev. Courts
Date: 31 20	7/2021	Ву	My Com. Ex. 1st Monday in 2024

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff.

٧.

Katrina Martz, Executor of Estate of Judy Molyneaux, deceased Defendant.

Property address: 1651 Brittain Street Berwick, PA 18603 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-781

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, Plaintiff in the above action, comes by its attorney and sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located at 1651 Brittain Street, Berwick, PA 18603.

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

Name
Address (if address cannot be reasonably ascertained, please so indicate)

Katrina Martz, Executor of Estate of Judy
Molyneaux, deceased

Address (if address cannot be reasonably ascertained, please so indicate)

530 Catherine Street, Bloomsburg, PA 17815

Katrina Martz, Executor of Estate of Judy
Molyneaux, deceased

P.O. Box 166, Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Name

Address (if address cannot be reasonably ascertained, please so indicate)

	prompo bo marcarcy
Katrina Martz, Executor of Estate of Judy Molyneaux, deceased	530 Catherine Street, Bloomsburg, PA 17815
Katrina Martz, Executor of Estate of Judy Molyneaux, deceased	P.O. Box 166, Bloomsburg, PA 17815

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust	60 Livingston Avenue, EP-MN-WS3D St. Paul, MN 55107	7
---	--	---

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust	60 Livingston Avenue, EP-MN-WS3D St. Paul, MN 55107	
TMS Mortgage Inc., d/b/a The Money Store, A New Jersey Corporation	4660 Trindle Road, Suite 2002 Shiremanstown, PA 17011	

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

ONLY THOSE LISTED ABOVE.

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

Name	Address (if address cann	ot be reasonably
Demoid A GI I Divi	ascertained, pleas	se so indicate)
Berwick Area School District	500 Line Street	
	Berwick, PA 18603	

Damerials Damers I. T. C. U.	T	
Berwick Borough Tax Collector	1615 Lincoln Ave	
D 11 D	Berwick, PA 18603	
Berwick Borough	c/o Damien Scoblink	
	1800 N Market St	
	Berwick, PA 18603	
Columbia County Tax Claim Office	11 West Main Street	
	Bloomsburg, PA 17815	4
Columbia County Treasurer	P.O. Box 380, Bloomsburg, PA 17815	— <u> </u>
Columbia County Domestic Relations	11 West Main Street, 2 nd Floor	
	Bloomsburg, PA 17815	4
Columbia County Probation	35 West Main Street	
	Bloomsburg, PA 17815	Y
Commonwealth of Pennsylvania	333 Health and Welfare Building	
Department of Welfare	Harrisburg, PA 17105	للنا
Pennsylvania Department of Revenue, Bureau	Attn: Sheriff's Sales	
of Compliance	P.O. Box 281230, Harrisburg, PA 17128-	122/0
Commonwealth of PA	Inheritance Tax Division	1230
Bureau of Individual Tax	P.O. Box 280601	. <i>}</i>
Department of Public Welfare	Harrisburg, PA 17105	
2 oparament of 1 dollo wellare	Estate Recovery Program	
	P.O. Box 8486 - Willow Oak Building	- Vil
Internal Revenue Service	Harrisburg, PA 17105	Y
Federal Estate Tax	201 W. Rivercenter Blvd.	
Special Procecure Branch	Covington, KY 41011	
Commonwealth of Pennsylvania	Dames of Latitation	
Department of Revenue	Bureau of Individual Taxes	
	P.O. Box 280509, Harrisburg, PA 17128-	
Commonwealth of PA-Department of	P.O. Box 280948	
Revenue Bureau of Compliance	-	V.
compliance	Harrisburg, PA 17128	V
Commonwealth of PA-Department of	P.O. Poy 200046	
Revenue Bureau of Compliance	P.O. Box 280946	
Salvad Daread of Compitation	Harrisburg, PA 17128	V
PA Department of Revenue- Office of Chief	c/o Sharria I Coudill A 1	<u> </u>
Counsel	c/o Sherrie J. Caudill, Analyst PO Box 281061	
		1/
	Harrisburg PA 17128-1061	

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:

Name

Address (if address cannot be reasonably ascertained, please so indicate)

- 1			
	Tenant/Occupant	1651 7 10 10 10	_
	1 Cham Occupant	1651 Brittain Street, Berwick, PA 18603	
		1 100 1 Brittain Bucci, Berwick, I'A 10003	_

04D-05-178-00,000 Bernick Boro

1651 Britain St. REAL ESTATE OUTLINE

ED# 2021 ED14

DATE RECEIVED 3-29-2	021			
DOCKET AND INDEX 30 8	D CV781			
CHECK FOR PROPER INFO.				
WRIT OF EXECUTION	X			
COPY OF DESCRIPTION	X			
WHEREABOUTS OF LKA				
NON-MILITARY AFFIDAVIT X				
NOTICES OF SHERIFF SALE	×			
WAIVER OF WATCHMAN				
AFFIDAVIT OF LIENS LIST	X			
CHECK FOR \$1 ,350.0 0 OR 2.000.0	0 X CK# 15488			
IF ANY OF ABOVE IS MISSING DO NOT PROCEED				
	_			
SALE DATE	July 28" TIME 9:00			
POSTING DATE				
ADV. DATES FOR NEWSPAPER	1ST WEEK July 7			
	2 ND WEEK Tule 14			
	3RD WEEK July 21			
	the task water			

PRAECIPE FOR WRIT OF EXECUTION - MORTGAGE FORECLOSURE

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Katrina Martz, Executor of Estate of Judy Molyneaux, deceased Defendant.

Property address: 1651 Brittain Street Berwick, PA 18603 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-781

CIVIL ACTION

MORTGAGE FORECLOSURE

PRAECIPE FOR WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

TO THE PROTHONOTARY OF COLUMBIA COUNTY:

Kindly issue a writ of execution in the above matter:

ROMANO, GARUBO & ARGENTIERI

Dated: March 12, 2021

By:

inuel J. Argentieri, Esquire

Attorney for Plaintiff

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land in the Borough of Berwick, County of Columbia and State of Pennsylvania bounded and described as follows, to -wit:

BEGINNING at a point on the northerly side of Brittain Street, at the Southeasterly corner of Lot No. 181; thence in an easterly direction along the northerly side of Brittain Street, 65 feet to a corner in line of land now or late of Leon J. Cloutier; thence along land now or late of said Cloutier in a northerly direction 80 feet to line of land now or formerly of Harold Hopper; thence in a westerly direction parallel to the first course herein 65 feet to the easterly line of Lot No. 181 aforesaid; thence in a southerly direction along the easterly line of Lot No. 181, 80 feet to the northerly side of Brittain Street, the place of beginning. Being the southerly half of Lot No. 182 and a portion of Lot No. 183 of Berwick Land and Improvement Company's Addition to West Berwick, now Berwick. Upon which is situate a story and half frame dwelling.

TITLE TO SAID PREMISES IS VESTED by Special Warranty Deed dated 8/3/1995, conveying from Judy A. Molyneaux, Administrator of the Estate of Stephen Monroe Molyneaux A/K/A Stephen M. Molyneaux, Deceased, and Judy A. Molyneaux, individually; Katrina L. Martz and Joseph W. Martz, her husband; Autumn M. Stiver and Garry Michael Stiver, her husband to Judy A. Molyneaux, Recorded 8/8/1995, In Deed Book 602, Page 1038.

Property being known as: 1651 Brittain Street, Berwick, PA 18603

Being Columbia County parcel number: 04D-05-178-00.000

EXHIBIT "A"

SHERIFF SALE

By virtue of a Writ of Execution, Case No. 2020-CV-781

Plaintiff:

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title

Trust

vs. Defendant: Katrina Martz, Executor of Estate of Judy Molyneaux, deceased

Owner of the property situate in the Borough of Berwick, County of Columbia, Pennsylvania

Being parcel and PIN number: <u>04D-05-178-00.000</u>

Property being known as: 1651 Brittain Street, Berwick, PA 18603

Improvements thereon: Residential Single Family Dwelling

Attorney: Emmanuel J. Argentieri, Esq./Romano, Garubo & Argentieri, LLC

By virtue of a Writ of Execution issued by Plaintiff U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

To case number 2020-CV-781

ALL that certain lot, piece or parcel of land in the Borough of Berwick, County of Columbia and State of Pennsylvania bounded and described as follows, to -wit:

BEGINNING at a point on the northerly side of Brittain Street, at the Southeasterly corner of Lot No. 181; thence in an easterly direction along the northerly side of Brittain Street, 65 feet to a corner in line of land now or late of Leon J. Cloutier; thence along land now or late of said Cloutier in a northerly direction 80 feet to line of land now or formerly of Harold Hopper; thence in a westerly direction parallel to the first course herein 65 feet to the easterly line of Lot No. 181 aforesaid; thence in a southerly direction along the easterly line of Lot No. 181, 80 feet to the northerly side of Brittain Street, the place of beginning. Being the southerly half of Lot No. 182 and a portion of Lot No. 183 of Berwick Land and Improvement Company's Addition to West Berwick, now Berwick. Upon which is situate a story and half frame dwelling.

TITLE TO SAID PREMISES IS VESTED by Special Warranty Deed dated 8/3/1995, conveying from Judy A. Molyneaux, Administrator of the Estate of Stephen Monroe Molyneaux A/K/A Stephen M. Molyneaux, Deceased, and Judy A. Molyneaux, individually; Katrina L. Martz and Joseph W. Martz, her husband; Autumn M. Stiver and Garry Michael Stiver, her husband to Judy A. Molyneaux, Recorded 8/8/1995, In Deed Book 602, Page 1038.

Property being known as: 1651 Brittain Street, Berwick, PA 18603

Being Columbia County parcel number: 04D-05-178-00.000

Improvements thereon consist of: Single Family Dwelling

Seized and taken in execution as the property of: Katrina Martz, Executor of Estate of Judy Molyneaux, deceased

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2020CV781

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, JULY 28, 2021 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.

By virtue of a Writ of Execution issued by Plaintiff U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

To case number 2020-CV-781

ALL that certain lot, piece or parcel of land in the Borough of Berwick, County of Columbia and State of Pennsylvania bounded and described as follows, to -wit:

BEGINNING at a point on the northerly side of Brittain Street, at the Southeasterly corner of Lot No. 181; thence in an easterly direction along the northerly side of Brittain Street, 65 feet to a corner in line of land now or late of Leon J. Cloutier; thence along land now or late of said Cloutier in a northerly direction 80 feet to line of land now or formerly of Harold Hopper; thence in a westerly direction parallel to the first course herein 65 feet to the easterly line of Lot No. 181 aforesaid; thence in a southerly direction along the easterly line of Lot No. 181, 80 feet to the northerly side of Brittain Street, the place of beginning. Being the southerly half of Lot No. 182 and a portion of Lot No. 183 of Berwick Land and Improvement Company's Addition to West Berwick, now Berwick. Upon which is situate a story and half frame dwelling.

TITLE TO SAID PREMISES IS VESTED by Special Warranty Deed dated 8/3/1995, conveying from Judy A. Molyneaux, Administrate of the Estate of Stephen Monroe Molyneaux A/K/A Stephen M. Molyneaux, Deceased, and Judy A. Molyneaux, individually; Katrina L Martz and Joseph W. Martz, her husband; Autumn M. Stiver and Garry Michael Stiver, her husband to Judy A. Molyneaux, Recorded 8/8/1995, In Deed Book 602, Page 1038.

Property being known as: 1651 Brittain Street, Berwick, PA 18603 Being Columbia County parcel number: 041)-05-178-00.000 Improvements thereon consist of: Single Family Dwelling

Seized and taken in execution as the property of: Katrina Martz, Executor of Estate of Judy Molyneaux, deceased

PROPERTY ADDRESS: 1651 BRITTAIN STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-05-178-00.000

Seized and taken into execution to be sold as the property of KATRINA L. MARTZ, ESTATE OF JUDY MOLYNEAUX - DECEASED in suit of U.S. BANK NATIONAL ASSOC.

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 failts 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 agiainst 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 conneciton 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.

ROMANO GARUBO & ARGENTIERI Counselors at Law LLC
By: EMMANUEL J. ARGENTIERI, ESQUIRE Attorney ID# 59264
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096
(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Katrina Martz, Executor of Estate of Judy Molyneaux, deceased Defendant.

Property address: 1651 Brittain Street Berwick, PA 18603 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-781

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SALE TO LIENHOLDERS

OWNERS:

Katrina Martz, Executor of Estate of Judy Molyneaux, deceased

PROPERTY:

1651 Brittain Street Berwick, PA 18603

IMPROVEMENTS:

Single Family Dwelling

TAX PARCEL NO.:

04D-05-178-00.000

Please be advised that the undersigned office represents U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust in a mortgage foreclosure. The above-captioned property is scheduled to be sold by the Sheriff of Columbia County on July 28th 2021 at 9:00 AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815.

Our records indicate that you may hold a mortgage or judgment lien on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

ROMANO, GARUBO & ARGENTIERI

Dated: March 221, 2021

Emmanuel J. Argentieri. Esquir

Attorney for Plaintiff

ROMANO GARUBO & ARGENTIERI Counselors at Law LLC
By: EMMANUEL J. ARGENTIERI, ESQUIRE Attorney ID# 59264
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096
(856) 384-1515
Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust Plaintiff,

v.

Katrina Martz, Executor of Estate of Judy Molyneaux, deceased Defendant.

Property address: 1651 Brittain Street Berwick, PA 18603 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-781

CIVIL ACTION

MORTGAGE FORECLOSURE

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 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. 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.

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

North Penn Legal Services 168 E. 5th Street Bloomsburg, PA 17815 (717) 784-8760

ROMANO GARUBO & ARGENTIERI Emmanuel J. Argentieri, Esquire Attorney ID# 59264 52 Newton Avenue, P.O. Box 456 Woodbury, NJ 08096 (856) 384-1515 Attorney for Plaintiff

U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust 15480 Laguna Canyon Road, Suite 100 Irvine, CA 92618

Plaintiff,

v.

Katrina Martz, Executor of Estate of Judy Molyneaux, deceased P.O. Box 166 Bloomsburg, PA 17815

Defendant.

Property address: 1651 Brittain Street Berwick, PA 18603 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-781

2021-ED 14

CIVIL ACTION

MORTGAGE FORECLOSURE

CERTIFICATE OF COMPLIANCE

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

By: Emmanuel J. Argentievi, Esq.

ROMANO GARUBO & ARGENTIERI

Dated: March 22, 2021

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Angelo G. Garubo, Of Counsel ** agarubo@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096

Telephone: (856) 384-1515 Telefax: (856) 384-6371

Louis W. Skinner * lskinner@rgalegal.com

*Member of the NJ & PA Bar **Member of the NJ & NY Bar

File No. 314-TrucapPA-224

March 22, 2021

Prothonotary of Columbia County Bloomsburg Courthouse 35 West Main Street Bloomsburg, PA 17815

Sheriff of Columbia County Bloomsburg Courthouse 35 West Main Street Bloomsburg, PA 17815

RE:

U.S. National Bank Association, etc

vs. Katrina Martz, Executor of Estate of Judy Molyneaux, deceased

Case No. 2020-CV-781

Dear Sir/Madam:

Enclosed is an original and 8 duplicate copies of the following documents in connection with the mortgage foreclosure of the above-referenced property, along with a Certificate of Compliance:

- 1. Writ of Execution
- 2. Property Descripion
- 3. Notice of Sheriff Sale of Real Estate and Owner's Rights
- 4. Writ of Execution Notice and Legal Description
- 5. Affidavit Pursuant to Rule 3129.1
- 6. Long Form Handbill
- 7. Long Legal Description
- 8. ACT 91 Certification

And one copy of these documents:

- 9. Affidavit of Last Known Address
- 10. Affidavit of Non-Military Service
- 11. Waiver of Watchman
- 12. Court Order dated 10/7/19 re: Service by Posting

Please file the original and return one (1) timestamped copy back to me in the self addressed envelope provided and forward the additional copies and a copy of this letter to the Sheriff to schedule the sale and for service. I enclose a check in the amount of \$25.00 for the filing fee.

Columbia County Prothonotary Columbia County Sheriff March 22, 2021 Page 2

To the Sheriff

Please schedule the sale for the property located at 1651 Brittain Street, Berwick, PA 18603, and notify me of the sale date. My email is <u>ldolly@rgalegal.com</u>. Enclosed is our check in the amount of \$1,350.00 made payable to the Sheriff of Columbia County for your costs for the sale and two (2) selfaddressed, prepaid envelopes for returns of service.

Please SERVE the Defendants at:

Katrina Martz, Executor of Estate of Judy Molyneaux, deceased 530 Catherine Street Bloomsburg, PA 17815

Please POST the property with the Handbill of Sale:

1651 Brittain Street Berwick, PA 18603

Kindly be advised that we will serve the Defendants via U.S. First Class Mail, as well as all lienholders, and will file the appropriate affidavit with the Court.

Thank you for your kind assistance and please call me if you have any questions at (856) 384-1515, Ext. 128, or email me at mgalati@rgalegal.com.

Very truly yours,

ROMANO, GARUBO & ARGENTIERI

By: Laura Dolly, Paralegal

/11d encls.

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff.

٧.

Katrina Martz, Executor of Estate of Judy Molyneaux, deceased Defendant.

Property address: 1651 Brittain Street Berwick, PA 18603

COURT OF COMMON PLEAS **COLUMBIA COUNTY**

NO. 2020-CV-781

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Katrina Martz, Executor of Estate of Judy Molyneaux, deceased To: 530 Catherine Street Bloomsburg, PA 17815

Katrina Martz, Executor of Estate of Judy Molyneaux, deceased P.O. Box 166 Bloomsburg, PA 17815

The real estate located at 1651 Brittain Street, Berwick, PA 18603 is scheduled to be sold (Ly 28 2021 at 9:00 AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$144,631.72 plus fees, costs and other charges obtained by U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust against you.

ONLY THOSE LISTED ABOVE.

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.

ROMANO, GARUBO & ARGENTIERI

Dated: March 22", 2021

Emmanuel V Argentieri Es

Attorney for Plaintiff

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Katrina Martz, Executor of Estate of Judy Molyneaux, deceased Defendant.

Property address: 1651 Brittain Street Berwick, PA 18603 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-781

CIVIL ACTION

MORTGAGE FORECLOSURE

ACT 91 CERTIFICATION

I, Emmanuel J. Argentieri, hereby certify that a Combined Act 6/Act 91 Notice was provided to Katrina Martz, Executor of Estate of Judy Molyneaux, deceased., by letter dated October 22, 2018, via U.S. First Class Mail and Certified Mail, postage prepaid.

ROMANO, GARUBO & ARGENTIERI

Dated: March 22 , 2021

By: _

Emmanuev J. Argentier / Esquire

Attorney for Plaintiff

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Katrina Martz, Executor of Estate of Judy Molyneaux, deceased

Defendant.

Property address: 1651 Brittain Street Berwick, PA 18603 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-781

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

BEFORE ME, the undersigned authority, personally appeared Emmanuel J. Argentieri, who, being duly sworn according to law, deposes and says that to the best of his knowledge, information and belief that the last known address of Defendants, Katrina Martz, Executor of Estate of Judy Molyneaux, deceased is 530 Catherine Street, Bloomsburg, PA 17815.

Emmanuel J

Attorney for Plaintiff

Sworn to and subscribed to before me this 220 day of March, 2021

NOTARY PUBLIC

LAURA DOLLY
My Commission Expires
April 16, 2024

ROMANO GARUBO & ARGENTIERI Counselors at Law LLC
By: EMMANUEL J. ARGENTIERI, ESQUIRE Attorney ID# 59264
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Katrina Martz, Executor of Estate of Judy Molyneaux, deceased Defendant.

Property address: 1651 Brittain Street Berwick, PA 18603 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-781

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

BEFORE ME, the undersigned authority, personally appeared Emmanuel J. Argentieri, Esquire, who, being duly sworn according to law, deposes and says that to the best of his knowledge, information and belief, the Defendants, Katrina Martz, Executor of Estate of Judy Molyneaux, deceased, are not known to be in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and the amendments thereto.

Emmanue!/1

Attorne for Plaintiff

Sworn to and subscribed to before me this <u>230</u> day of March, 2021

OTARY PUBLIC

LAURA DOLLY
My Commission Expires
April 16, 2024

TO: SHERIFF, COLUMBIA COUNTY, PA

SIR: There will be placed in your hands for service a Writ of Execution, styled as

follows: U.S. Bank National Association, etc. vs. Katrina Martz, Executor of

Plaintiff Estate of Judy Molyneaux, deceased

Defendant

No. 2020-CV-781

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying 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.

ROMANO, GARUBO & ARGENTIERI

Emmanne J. Argentieri, Esquire

Attorney for Plaintiff

DATE

Columbia County Prothonotary Columbia County Sheriff March 22, 2021 Page 2

To the Sheriff

Please schedule the sale for the property located at 1651 Brittain Street, Berwick, PA 18603, and notify me of the sale date. My email is <a href="located-loc

Please **SERVE** the Defendants at:

Katrina Martz, Executor of Estate of Judy Molyneaux, deceased 530 Catherine Street Bloomsburg, PA 17815

Please **POST** the property with the Handbill of Sale:

1651 Brittain Street Berwick, PA 18603

Kindly be advised that we will serve the Defendants via U.S. First Class Mail, as well as all lienholders, and will file the appropriate affidavit with the Court.

Thank you for your kind assistance and please call me if you have any questions at (856) 384-1515, Ext. 128, or email me at mgalati@rgalegal.com.

Very truly yours,

ROMANO, GARUBO & ARGENTIERI

Ву:

Laura Dolly, Paralegal

/lld encls.

ROMANO GARUBO & ARGENTIERI Emmanuel J. Argentieri, Esquire Attorney ID# 59264 52 Newton Avenue, P.O. Box 456 Woodbury, NJ 08096 (856) 384-1515 Attorney for Plaintiff

U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust 15480 Laguna Canyon Road, Suite 100 Irvine, CA 92618

Plaintiff.

v.

Katrina Martz, Executor of Estate of Judy Molyneaux, deceased P.O. Box 166 Bloomsburg, PA 17815

Defendant.

Property address: 1651 Brittain Street Berwick, PA 18603 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-781

aval-F.D.14

CIVIL ACTION

MORTGAGE FORECLOSURE

CERTIFICATE OF COMPLIANCE

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

> By: Emmanuel J. Argentierl, Esq. ROMAN GARUBO & ARGENTIERI

Dated: March 22, 2021

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Angelo G. Garubo, Of Counsel ** agarubo@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371

Louis W. Skinner * Iskinner@rgalegal.com

*Member of the NJ & PA Bar **Member of the NJ & NY Bar

File No. 314-TrucapPA-224

March 22, 2021

Prothonotary of Columbia County Bloomsburg Courthouse 35 West Main Street Bloomsburg, PA 17815

Sheriff of Columbia County Bloomsburg Courthouse 35 West Main Street Bloomsburg, PA 17815

RE: <u>U.S. National Bank Association, etc</u>

vs. Katrina Martz, Executor of Estate of Judy Molyneaux, deceased

Case No. 2020-CV-781

Dear Sir/Madam:

Enclosed is an original and 8 duplicate copies of the following documents in connection with the mortgage foreclosure of the above-referenced property, along with a Certificate of Compliance:

- 1. Writ of Execution
- 2. Property Descripion
- 3. Notice of Sheriff Sale of Real Estate and Owner's Rights
- 4. Writ of Execution Notice and Legal Description
- 5. Affidavit Pursuant to Rule 3129.1
- 6. Long Form Handbill
- 7. Long Legal Description
- 8. ACT 91 Certification

And one copy of these documents:

- 9. Affidavit of Last Known Address
- 10. Affidavit of Non-Military Service
- 11. Waiver of Watchman
- 12. Court Order dated 10/7/19 re: Service by Posting

Please file the original and return one (1) timestamped copy back to me in the self addressed envelope provided and forward the additional copies and a copy of this letter to the Sheriff to schedule the sale and for service. I enclose a check in the amount of \$25.00 for the filing fee.

Page 1 of 1 **Print Your Documents**

Document Receipt

4/5/2021 12:00:00 AM Trans# 18188 Carrier / service: USPS Server First-Class Mail®

Ship to.

PA DEPARTMENT OF REVENUE OFFICE OF CHIEF COUNSEL

> 71901140006000176085 Tracking #:

C/O SHERRIE J. CAUDILL P.O. BOX 281061 Doc Ref#: 2021ED14

Postage 5.8600

HARRISBURG PA 17128

Page 1 of 1 Print Your Documents

Document Receipt

Trans# 18187 Carrier / service: USPS Server First-Class Mail® 4/5/2021 12:00:00 AM

Ship to:

COMMON OF PA DEPT OF REV BUREAU

P O. BOX 280946

Tracking #: Doc Ref#:

71901140006000176078

Postage

2021ED14

5.8600

HARRISBURG PA 17128

Document Receipt

Trans # 18186 Carrier / service: USPS Server First-Class Mail® 4/5/2021 12:00:00 AM

Ship to:

COMMON OF PA DEPT OF REV BUREAU OF

COMPLIANCE

P.O. BOX 280948 Tracking #: 71901140006000176061

Doc Ref #: 2021ED14

Postage 5.8600

HARRISBURG PA 17128

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