

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

US BANK NA

VS. ESTATE OF JUDY MOLYNEAUX

NO. 14-2021 ED

NO. 781-2020 JD

DATE/TIME OF SALE: JULY 28, 2021 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 3334.65

POUNDAGE - 2% OF BID \$ 66.69

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3401.34

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Brian Kelley

TOTAL DUE: \$ 3401.34

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1401.34

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 252389
Customer:
SHERIFF

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

RECEIPT
Receipt By: WALK-IN

Reg/Drw ID: 0101
By: CSD

Chg #	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		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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 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 subscribed to before me this

15TH day of APRIL, 2021

Plaintiff Attorney: ROMANO & GARUBO & ARGENTIERI, 52 NEWTON AVENUE, WOODBURY, NJ 08096

For County/Suite Sheet, Telerecord, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOC
vs.
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MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 15, 2021

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOC
vs.
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MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 15, 2021

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
U.S. BANK NATIONAL ASSOC

vs.

Defendant
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
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)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$72.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$2,026.40
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	\$330.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$352.00
Copies	\$11.00

Total Sheriff Costs **\$3,262.90**

Distribution Costs

Recording Fees	\$71.75
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Total Distribution Costs **\$71.75**

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

2020 181
14-21

NO. _____ ED NO. _____ vs. Molyneux
JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>330.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>72.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</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>11.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>619.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>2026.40</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>2276.40</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>352.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

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/ldd
Enclosures

REV-183

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

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document 07/29/2021			
Grantor(s)/Lessor(s) Columbia County Sheriff	Telephone Number (570) 389-5622	Grantee(s)/Lessee(s) U.S. Bank National Association ...**	Telephone Number
Mailing Address 35 West Main Street		Mailing Address 15480 Laguna Canyon Road, Suite 100	
City Bloomsburg	State PA	ZIP Code 17815	City Irvine
	State CA	ZIP Code 92618	

SECTION II REAL ESTATE LOCATION

Street Address 1651 Brittain Street		City, Township, Borough Berwick	
County Columbia	School District Berwick Area School District	Tax Parcel Number 04D-05-178-00.000	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
1. Actual Cash Consideration 3,401.34	2. Other Consideration + 0.00	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 for exemption status.

1a. Amount of Exemption Claimed \$ 145,905.06	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Check Appropriate Box Below for Exemption Claimed.

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

**as Legal Title Trustee for Truman 2016 SC6 Title Trust

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

Name Emmanuel J. Argentieri	Telephone Number (856) 384-1515
Mailing Address 52 Newton Avenue	City Woodbury
	State NJ
	ZIP Code 08096

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

Signature of Correspondent or Responsible Party 	Date 07/29/2021
--	--------------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

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*
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*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:
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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, deceased
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

By: 

Laura Dolly, Paralegal

/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
PROTHONOTARY

2021 JUL 16 A 11:34

CLERK OF COURTS
COUNTY OF COLUMBIA

**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 :
COUNTY OF GLOUCESTER :
SS:

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

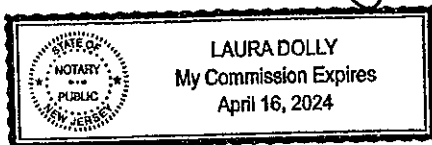
Department of Public Welfare Estate Recovery Program P.O. Box 8486 - Willow Oak Building Harrisburg, PA 17105	Commonwealth of Pennsylvania Department of Revenue Bureau of Individual Taxes P.O. Box 280509 Harrisburg, PA 17128-0509
Commonwealth of PA-Department of Revenue Bureau of Compliance P.O. Box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

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. Argenti Esquire
Attorney for Plaintiff

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


NOTARY PUBLIC



SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 15, 2021

NOTARY

Affirmed and subscribed to before me this

15TH day of APRIL, 2021

Plaintiff Attorney: ROMANO & GARUBO & ARGENTIERI, 52 NEWTON AVENUE, WOODBURY, NJ 08096

Notary Public, Columbia County, Pennsylvania, Inc.

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

EXHIBIT “A”

EXHIBIT “B”

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

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MICHAEL TKACH, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 15, 2021

2020CV781

Wants copy of Service
Return for Katrina Martz

856-384-6371

Attorney: Romano & Garubo?
Argentieri

NOTARY

Affirmed and subscribed to before me this

15TH day of APRIL, 2021

Plaintiff Attorney: ROMANO & GARUBO & ARGENTIERI, 52 NEWTON AVENUE, WOODBURY, NJ 08096

(a) County/Sheriff's Office, Tolsonsoft, Inc.

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.

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 this 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 to that time.

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

To case number 2020CV781

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 Britton Street, at the Southeastly corner of, or No. 181, therein in a westerly direction along the northerly side of Britton Street, 65 feet to a corner in line of land now or late of Loran J. Clouse, thence along land now or late of said Clouse in a northerly direction 80 feet to line of land now or formerly of Harold Hoppa, thence in a westerly direction parallel to the first course herein 65 feet to the easterly line of Lot No. 181, thereof, thence in a southerly direction along the easterly line of Lot No. 181, 50 feet to the northerly side of Britton Street, the place of beginning, being the Southeastly corner 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 (S/F 1517) by Special Warranty Deed dated 8/3/1995, conveying from Judy A. Molyneux, Administrator of the Estate of Stephen Molyneux Molyneux AKA Stephen M. Molyneux, Deceased, and Judy A. Molyneux, indorsed by Kathryn L. Martz and Joseph W. Martz, her husband, Autism M. Saver and Gary Michael Saver, her husband to Judy A. Molyneux, Recorded by 8/7/1995, in Deed Book 602, Page 1008

Property being known as 1661 Britton Street, Berwick, PA 18603 Being Columbia County parcel number 041-05-17-00-000 Improvements thereon consist of Single Family Dwelling Sizable and taken in execution as the property of Kathryn L. Martz, Trustee of Estate of Judy Molyneux, deceased

PRIORITY AXXHI SS 1851 BRITTON ST. LT. BERWICK, PA 18603

UP / TAX PARCEL NUMBER 040-05-17-00-000

Said and above into execution to be sold as the property of KATHY L. MARTZ, ESTATE OF JUDY MOLYNEUX, 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 (excluding bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

THE 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 BE SUIT IN STRIOUS FINANCIAL CONSEQUENCE TO THE BIDDER. **DID NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price or pay the above terms, the Sheriff may elect to enforce the bid for the balance due without a release 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 representative of the plaintiff.

Attorney for the Plaintiff: ROMANUS J. GARDNER, JR. Woodbury, NJ 18966-384-1516

TIMOTHY T. CHAMBERLAIN, Sheriff Columbia County, Pennsylvania

Ad Text: Judy Molyneux Estate Sale

Date(s) Published: 4/7/2021, 7/7/2021, 7/14/2021, 7/21/2021

Sworn and subscribed before me

this 23 day of JULY 2021.

Commonwealth of Pennsylvania Public Seal
April A. Fetterman, Notary Public
Columbia County
My commission expires April 15, 2022
Commission number 1222099
Member, Pennsylvania Association of Notaries

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

TIM CHAMBERLAIN - COLUM COUNTY SHER
PO BOX 380
BLOOMSBURG PA 17815

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 County

DATE
03/01/2021BILL NO.
5174

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	27,797	12.135	330.57	337.32	371.05
SINKING		1	27.24	27.80	30.58
FIRE		1.25	34.05	34.75	36.49
LIGHT		1.25	34.05	34.75	36.49
BORO RE		18.1	493.07	503.13	528.29
The discount & penalty have been calculated for your convenience			918.98	937.75	1,002.90
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	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

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-05 -178-00,000
1651 BRITTAIN ST
.1194 Acres
Land
Buildings
Total Assessment 27,797

This tax returned
to courthouse on:
January 1, 2022

FILE COPY

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

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. Gingham, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone 570-752-7442

Taxes are due and payment is requested from:

04D05 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:

1651 BRITTAIN ST
.119

Assessment:

L= 2,496
B= 25,301
T= 27,797

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	46.190	1,283.94
HOMESTEAD EXCLUSION	NA	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	→ 1,283.94
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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

06/22/2021 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 BRITAIN STREET, BERWICK, PA 18603.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 23, 2021

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2020CV781

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/28/2021 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1651 BRITAIN STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: *Posting*

Date: *6/22/21* Time: *13:03*

Deputy: *6* Mileage:

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone: 1-856-384-1515

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2020CV781

1651 BRITAIN STREET, BERWICK, PA 18603

NO EXPIRATION

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 County

DATE
03/01/2021

BILL NO.
5174

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
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LIGHT		1.25	34.05	34.75	36.49
BORO RE		18.1	493.07	503.13	528.29
The discount & penalty have been calculated for your convenience			918.98	937.75	1,002.90
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	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

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-05 -178-00,000
1651 BRITTAIN ST
.1194 Acres Land 2,496
Buildings 25,301
Total Assessment 27,797

This tax returned
to courthouse on:
January 1, 2022

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2020CV781

SERVICE COVER SHEET

Service Details:

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 RIGHTS

@ McDonald's in
Mifflinville

Serve To:

Name: KATRINA L. MARTZ

Primary Address: 530 CATHERINE STREET
BLOOMSBURG, PA 17815

Phone: DOB: 09/21/1974

Alternate Address: 1230 FREAS AVENUE
BERWICK, PA 18603

Phone:

> think
here

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation: Def.

Date: 4/14/21

Time: 14:55

Deputy: 6

Mileage:

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone: 1-856-384-1515

Service Attempts:

Date:	4/12/21					
Time:	14:16					
Mileage:	—					
Deputy:	6					

Service Attempt Notes:

1. Left Katrina a message to give her the paperwork.

-
-
-
-
-
-

MARTZ, KATRINA L.

2020CV781

530 CATHERINE STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2020CV781

SERVICE COVER SHEET

Service Details:

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 RIGHTS

@ McDonald's in
Mifflinville

Serve To:

Name: ESTATE OF JUDY MOLYNEAUX - DECEASE

Final Service:

Served: Personally · Adult In Charge · Posted ☒ Other

Primary Address: 1651 BRITAIN STREET
BERWICK, PA 18603

Adult In Charge: Katrina Martz

Phone: DOB: 09/21/1974

Relation: Executer

Alternate Address:

Date: 4/14/21 Time: 14:55

Phone:

Deputy: 6 Mileage:

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone: 1-856-384-1515

Service Attempts:

Date:	4/9/21	4/12/21				
Time:	10:32	14:34				
Mileage:	—	—				
Deputy:	6	6				

Service Attempt Notes:

1. No answer, L/C.
2. Card still on door, no answer.
- 3.
- 4.
- 5.
- 6.

ESTATE OF JUDY MOLYNE

2020CV781

1651 BRITAIN STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2020CV781

SERVICE COVER SHEET

Service Details:

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 RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 1651 BRITAIN STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation: Posted

Date: 4/14/21 Time: 13:47

Deputy: 6 Mileage:

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone: 1-856-384-1515

Service Attempts:

Date:	4/9/21	4/12/21				
Time:	10:32	14:34				
Mileage:	—	—				
Deputy:	6	6				

Service Attempt Notes:

1. No answer, L/C.
2. No answer, card still on door.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2020CV781

1651 BRITAIN STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2020CV781

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

14

Warrant:

Notes: SALE DATE & TIME: 07/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORIT

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address: 106 MARKET STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 4/9/21 **Time:** 10:49

Deputy: 6 **Mileage:**

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone: 1-856-384-1515

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2020CV781

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2020CV781

SERVICE COVER SHEET

Service Details:

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 RIGHTS

Serve To:

Name: BERWICK BOROUGH

Primary Address: 1800 N. MARKET STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Valerie Sanuto

Relation: Clerk

Date: 4/9/21

Time: 10:58

Deputy: G

Mileage:

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone: 1-856-384-1515

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BERWICK BOROUGH

2020CV781

1800 N. MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2020CV781

SERVICE COVER SHEET

Service Details:

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 RIGHTS

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Def

Date: 4/9/21

Time: 11:06

Deputy: 6

Mileage:

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone: 1-856-384-1515

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

-
-
-
-
-
-

GINGHER, CONNIE C.

2020CV781

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2020CV781

SERVICE COVER SHEET

Service Details:

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 RIGHTS

Serve To:

Name: BERWICK AREA SCHOOL DISTRICT

Primary Address: 500 LINE STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kim Nespoli

Relation: Receptionist

Date: 4/9/21 Time: 11:17

Deputy: 6 Mileage:

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone: 1-856-384-1515

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

BERWICK AREA SCHOOL I

2020CV781

500 LINE STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2020CV781

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 14

Warrant:

Notes: SALE DATE & TIME: 07/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY ADULT PROBATION

Primary Address: PO BOX 380

BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

LUNETTA MALIJOU

Relation:

Client

Date:

4/7/21

Time:

0750

Deputy:

4

Mileage:

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone: 1-856-384-1515

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY ADUL

2020CV781

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week July 7th 2021

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

*Credited
Acct.
4-7-2021
@ 3:07*

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

REAL ESTATE TAX CERTIFICATION

Date: 04/06/2021

Fee: \$5.00

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 AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Columbia Co. Sheriff Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2020CV781

SERVICE COVER SHEET

Service Details:

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 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: LYNN DICKSON

Relation: CLERK

Date: 4/6/21

Time: 1:17

Deputy: 4

Mileage:

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone: 1-856-384-1515

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2020CV781

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2020CV781

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 14

Warrant:

Notes: SALE DATE & TIME: 07/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY TREASURERS OFFICE

Primary Address: 11 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: DELISE BOSTON

Relation: CLERK

Date: 4/6/21 Time: 1618

Deputy: 4 Mileage:

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone: 1-856-384-1515

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TREA

2020CV781

11 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2020CV781

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 07/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 14

Warrant:

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: SHELLEY FRITZLER

Relation: CHER

Date: 4/6/21 Time: 1619

Deputy: 4 Mileage:

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone: 1-856-384-1515

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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-
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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

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380
BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Sale	Ad ID:	1217688
	Description:	Judy Molyneaux Estate
	Run Dates:	04/07/21 to 07/28/21
	Class:	2
	Agate Lines:	234
	Blind Box:	

Total Ad Cost	\$2,026.40			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	04/07/21	07/28/21	4	\$2,026.40

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

In 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: 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, 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 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:
ROMANO & GARUBO & ARGENTIERI
Woodbury, NJ 1-856-384-1515

TIMOTHY T. CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

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

2021-ED-14

CIVIL ACTION

MORTGAGE FORECLOSURE

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

TO THE SHERIFF OF COLUMBIA COUNTY:

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".

Amount due	\$93,947.16
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)

Date: 3/29/2021

Deborah C. Silvestri
Prothonotary of the Court of Common Pleas
My Com. Ex. 1st Monday in 2024
By Steph [Signature]
Deputy

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.

314-RushTrucapPA-207
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 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	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)
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 ✓

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)
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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 cannot be reasonably ascertained, please so indicate)
Berwick Area School District	500 Line Street Berwick, PA 18603 ✓

Berwick Borough Tax Collector	1615 Lincoln Ave 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	✓
Columbia County Treasurer	P.O. Box 380, Bloomsburg, PA 17815	✓
Columbia County Domestic Relations	11 West Main Street, 2 nd Floor Bloomsburg, PA 17815	✓
Columbia County Probation	35 West Main Street Bloomsburg, PA 17815	✓
Commonwealth of Pennsylvania Department of Welfare	333 Health and Welfare Building Harrisburg, PA 17105	✓
Pennsylvania Department of Revenue, Bureau of Compliance	Attn: Sheriff's Sales P.O. Box 281230, Harrisburg, PA 17128-1230	✓
Commonwealth of PA Bureau of Individual Tax	Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17105	✓
Department of Public Welfare	Estate Recovery Program P.O. Box 8486 - Willow Oak Building Harrisburg, PA 17105	✓
Internal Revenue Service Federal Estate Tax Special Procurement Branch	201 W. Rivercenter Blvd. Covington, KY 41011	✓
Commonwealth of Pennsylvania Department of Revenue	Bureau of Individual Taxes P.O. Box 280509, Harrisburg, PA 17128-0509	✓
Commonwealth of PA-Department of Revenue Bureau of Compliance	P.O. Box 280948 Harrisburg, PA 17128	✓
Commonwealth of PA-Department of Revenue Bureau of Compliance	P.O. Box 280946 Harrisburg, PA 17128	✓
PA Department of Revenue- Office of Chief Counsel	c/o Sherrie J. Caudill, Analyst PO Box 281061 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)

Tenant/Occupant	1651 Brittain Street, Berwick, PA 18603	✓
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04D-05-178-00,000

Bermuda Boro

1651 Britain St.

REAL ESTATE OUTLINE

ED # 2021ED14

DATE RECEIVED 3-29-2021
DOCKET AND INDEX 2020 CV 781

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>2,000.00</u>	<u>X</u>	CK# <u>15488</u>

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

SALE DATE July 28ⁿ TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>July 7</u>
2 ND WEEK	<u>July 14</u>
3 RD WEEK	<u>July 21</u>

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:

Amount due	\$93,947.16
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

ROMANO, GARUBO & ARGENTIERI

Dated: March ^{22nd} 2021

By: _____

Emmanuel 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: 04D-05-178-00.000

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, Administratrix 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 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:
ROMANO & GARUBO & ARGENTIERI
WOODBURY, NJ 1-856-384-1515

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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 22nd, 2021

By:


Emmanuel J. Argentieri, 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

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

314-RushTrucapPA-224

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

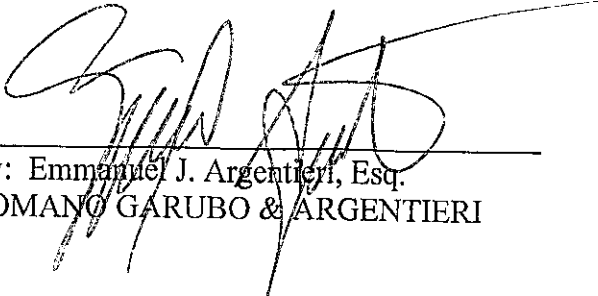
2021-ED-14

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 than non-confidential information and documents.


By: Emmanuel J. Argentieri, Esq.
ROMANO GARUBO & ARGENTIERI

Dated: March 22, 2021

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

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

Angeio 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 Description
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 ldolly@rgalegal.com . 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) self-addressed, 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

/lld
encls.

314-RushTrucapPA-207

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 SHERIFF'S SALE OF REAL PROPERTY

To: 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

The real estate located at 1651 Brittain Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on July 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 22nd, 2021

By: _____


Emmanuel J. Argentieri, Esquire
Attorney for Plaintiff

314-RushTrucapPA-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

**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.

Dated: March 22nd, 2021

ROMANO, GARUBO & ARGENTIERI

By: _____

Emmanuel J. Argentieri, Esquire
Attorney for Plaintiff

314-RushTrucapPA-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

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

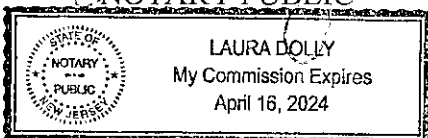
AFFIDAVIT OF LAST KNOWN ADDRESS

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. Argentieri, Esquire
Attorney for Plaintiff

Sworn to and subscribed to
before me this 23rd day
of March, 2021.


NOTARY PUBLIC



314-RushTrucapPA-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

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

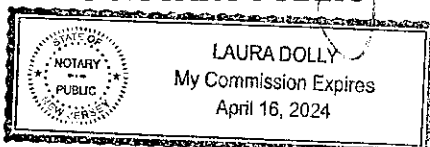
AFFIDAVIT OF NON-MILITARY SERVICE

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.


Emmanuel J. Argentieri, Esquire
Attorney for Plaintiff

Sworn to and subscribed to
before me this 23rd day
of March, 2021


NOTARY PUBLIC



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


Emmanuelle J. Argentieri, Esquire
Attorney for Plaintiff

3/22/21
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 ldolly@rgalegal.com . 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) self-addressed, 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***

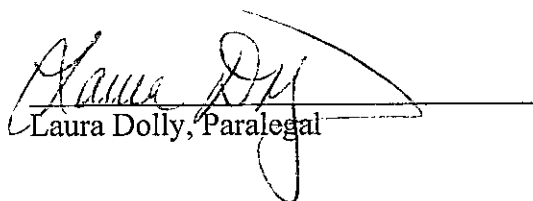
Kindly be advised that we will serve the Defendants via U.S. First Class Mail, as well as all lienholders, and will file the appropriate affidavit with the Court.

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

/lld
encls.

314-RushTrucapPA-224

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

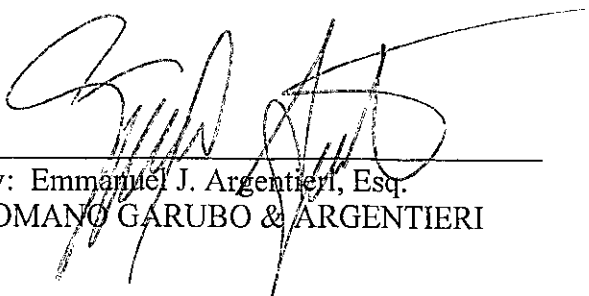
2021-ED-14

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 than non-confidential information and documents.


By: Emmanuel J. Argentieri, 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:

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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.

Document Receipt

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

PA DEPARTMENT OF REVENUE

OFFICE OF CHIEF COUNSEL

C/O SHERRIE J. CAUDILL

Tracking #: 71901140006000176085

P.O. BOX 281061

Doc Ref #: 2021ED14

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

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

COMMON OF PA DEPT OF REV
BUREAU

P O. BOX 280946

Tracking #: 71901140006000176078

Doc Ref #: 2021ED14

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

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

Document Receipt

Trans #	18185	Carrier / service:	USPS Server	First-Class Mail®	4/5/2021 12:00:00 AM
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Ship to:

COMMON OF PENNA DEPT OF REV

BUREAU OF INDIVIDUAL
TAXES

P.O. BOX 280509

Tracking #: 71901140006000176054

Doc Ref #: 2021ED14

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

Trans #	18184	Carrier / service:	USPS Server	First-Class Mail®	4/5/2021 12:00:00 AM
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Ship to:

INTERNAL REVENUE SERVICE

FEDERAL ESTATE TAX

201 W. RIVERCENTER BLVD

Tracking #: 71901140006000176047

Doc Ref #: 2021ED14

Postage 5.8600

COVINGTON KY 41011

Document Receipt

Trans #	18181	Carrier / service:	USPS Server	First-Class Mail®	4/5/2021 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000176016

Doc Ref #: 2021ED14

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans #	18182	Carrier / service:	USPS Server	First-Class Mail®	4/5/2021 12:00:00 AM
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Ship to:

COMMON OF PENN

DEPT OF WELFARE

333 HEALTH AND WELFARE BUILDING

Tracking #: 71901140006000176023

Doc Ref #: 2021ED14

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans #	18180	Carrier / service:	USPS Server	First-Class Mail®	4/5/2021 12:00:00 AM
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Ship to:

TPL CASUALTY UNIT

DEPT OF PUBLIC WELFARE

WILLOW OAK BUILDING

Tracking #: 71901140006000176009

P.O. BOX 8486

Doc Ref #: 2021ED14

ESTATE RECOVERY PROGRAM

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans # 18179 Carrier / service: USPS Server First-Class Mail® 4/5/2021 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

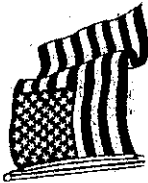
Tracking #: 71901140006000175996

Doc Ref #: 2021ED14

Postage 5.8600

HARRISBURG PA 17128

Security features are included. Details on back.



Romano Garubo & Argentiari
Counselors At Law, LLC
Attorney Business Account
52 Newton Ave
Woodbury, NJ 08096

PARKE BANK
601 Delisea Drive
Sewell, NJ 08080
55-781/312

15488

03/23/2021

*Pay to the
Order of* Columbia County Sheriff

\$ **2,000.00

Two thousand and 00/100*****

Dollars

Columbia County Sheriff

Memo

314-RushTrucapPA-224 / Molyneaux

⑈015488⑈ ⑈031207814⑈ 9000383740⑈