

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

US BANK NATIONAL ASSOCIATION TRUSTEE
vs.
PICCIANO, BRIAN (et al.)

Case Number
2019CV1570

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

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: 439 EAST 6TH STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2019CV1570

439 EAST 6TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION TRUSTEE
vs.
PICCIANO, BRIAN (et al.)

Case Number
2019CV1570

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 85

Warrant:

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

*J-Net
Maybe
Taylor, PA*

Serve To:

Name: JENNIFER PICCIANO

Primary Address: 439 EAST 6TH STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge:

Relation: *Unable to locate*

Date: 5/17/21

Time: 11:51

Deputy: 6

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:	5/12/21	5/14/21	5/17/21			
Time:	13:28	14:46	11:50			
Mileage:	—	—	—			
Deputy:	6	6	6			

Service Attempt Notes:

1. Property condemned
2. Checked PO, no info.
3. Checked J-NET. No new info
- 4.
- 5.
- 6.

PICCIANO, JENNIFER

2019CV1570

439 EAST 6TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION TRUSTEE
vs.
PICCIANO, BRIAN (et al.)

Case Number
2019CV1570

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: 25
Warrant:

Serve To:

Name: BRIAN PICCIANO

Primary Address: 439 EAST 6TH STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge:

Relation: Lives in Main

Date: 5/14/21 Time: 14:47

Deputy: 6 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:	5/12/21	5/14/21				
Time:	13:28	14:46				
Mileage:	—	—				
Deputy:	6	6				

Service Attempt Notes:

1. Property condemned.
2. Checked P.O., No info
- 3.
- 4.
- 5.
- 6.

PICCIANO, BRIAN

2019CV1570

439 EAST 6TH STREET, BERWICK, PA 18603

NO EXPIRATION

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

U.S. BANK NATIONAL : Court of Common Pleas
ASSOCIATION, AS TRUSTEE FOR :
HOME EQUITY ASSET TRUST 2005-1, : Civil Division
HOME EQUITY PASS-THROUGH :
CERTIFICATES, SERIES 2005-1 : Columbia County
Plaintiff :
No.: 2019-CV-1570

v.

BRIAN PICCIANO; JENNIFER
PICCIANO A/K/A JENNIFER J.
PICCIANO
Defendant(s)

2021-ED-25

Commonwealth of Pennsylvania

County of COLUMBIA

To the Sheriff of COLUMBIA County:

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

Premises: **439 EAST 6TH STREET A/K/A 439 EAST SIXTH STREET, BERWICK, PA 18603**
(see legal description attached)

Amount Due	<u>\$50,619.78</u>
Interest from <u>3/2/21</u> to the date of sale at <u>\$8.32</u>	
per diem	<u>\$</u>
Costs to be added	<u>\$</u>

Barbara N. Silvestri
Office of the Prothonotary of
COLUMBIA County, Pennsylvania
Rosalee Antoniewicz
Deputy

Seal of the Court

Date: 5/4/2021

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2024

BROCK & SCOTT, PLLC
Lauren R Tabas, Esquire,
Identification No. 93337
302 Fellowship Rd, Suite 130
Mount Laurel, NJ 08054
Telephone: 844-856-6646
Email:
Lauren.Tabas@brockandscott.com
B&S File No.: 20-11743 FC01

Attorney for Plaintiff

COPY

U.S. BANK NATIONAL : **Court of Common Pleas**
ASSOCIATION, AS TRUSTEE FOR :
HOME EQUITY ASSET TRUST 2005-1, : **Civil Division**
HOME EQUITY PASS-THROUGH :
CERTIFICATES, SERIES 2005-1 : **Columbia County**
Plaintiff :
No.: 2019-CV-1570

v.

BRIAN PICCIANO; JENNIFER
PICCIANO A/K/A JENNIFER J.
PICCIANO
Defendant(s)

2021-ED-25

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HOME EQUITY ASSET TRUST 2005-1, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2005-1, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 439 EAST 6TH STREET A/K/A 439 EAST SIXTH STREET, BERWICK, PA 18603.

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

Name

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

JENNIFER PICCIANO A/K/A
JENNIFER J. PICCIANO

439 EAST 6TH STREET
A/K/A 439 EAST SIXTH STREET
BERWICK, PA 18603-3243

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

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

BRIAN PICCIANO	P.O. BOX 84 LINCOLN, ME 04457-0184
-----------------------	---

JENNIFER PICCIANO A/K/A JENNIFER J. PICCIANO	439 EAST 6TH STREET A/K/A 439 EAST SIXTH STREET BERWICK, PA 18603-3243
---	---

THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA	228 WALNUT STREET P.O. BOX 11754 HARRISBURG, PA 17108
--	--

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 indicate)
------	--

CAPITAL ONE BANK USA, NA	4851 COX ROAD, GLEN ALLEN, VA 23060
---------------------------------	--

CAPITAL ONE BANK (USA), N.A. C/O HAYT, HAYT & LANDAU, LLC	ATTN: ARTHUR LASHIN, ESQ. 123 S. BROAD STREET, SUITE 1660, PHILADELPHIA, PA 19109
--	--

INTERNAL REVENUE SERVICE ADVISORY	1000 LIBERTY AVENUE ROOM 704, PITTSBURGH, PA 15222
--	---

U.S. DEPARTMENT OF JUSTICE, U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA	228 WALNUT STREET, SUITE 220 P.O. BOX 11754, HARRISBURG, PA 17108
--	--

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

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

OCEAN BANK, F.S.B.

**ONE HOME LOAN PLAZA, STE 3
WARWICK, RI 02886-1765**

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 indicate)
------	---

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

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

COLUMBIA COUNTY DOMESTIC RELATIONS	11 W. MAIN STREET BLOOMSBURG, PA 17815
---	---

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

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

TENANT / OCCUPANT	439E 6TH ST BERWICK, PA 18603
--------------------------	--

BRIAN PICCIANO C/O FRANKLIN E KEPNER, JR., ESQUIRE	123 WEST FRONT STREET, BERWICK, PA 18603
---	---

COMMONWEALTH OF PENNSYLVANIA, DEPT. OF REVENUE	P.O. BOX 280948 HARRISBURG, PA 17128
---	---

COMMONWEALTH OF PENNSYLVANIA, DEPT. OF REVENUE	P.O. BOX 281230 HARRISBURG, PA 17128
---	---

DEPT. OF PUBLIC WELFARE - BUREAU OF CHILD SUPPORT	P.O. BOX 2675 HARRISBURG, PA 17105
--	---

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

Date: 4/30/2021


BROCK & SCOTT, PLLC

Lauren R Tabas, Esq., Id. No. 93337

Attorney for Plaintiff

302 Fellowship Rd, Suite 130

Mount Laurel, NJ 08054

Phone: 844-856-6646

BROCK & SCOTT, PLLC
Lauren R Tabas, Esquire,
Identification No. 93337
302 Fellowship Rd, Suite 130
Mount Laurel, NJ 08054
Telephone: 844-856-6646
Email:
Lauren.Tabas@brockandscott.com
B&S File No.: 20-11743 FC01

Attorney for Plaintiff

U.S. BANK NATIONAL : Court of Common Pleas
ASSOCIATION, AS TRUSTEE FOR :
HOME EQUITY ASSET TRUST 2005-1, : Civil Division
HOME EQUITY PASS-THROUGH :
CERTIFICATES, SERIES 2005-1 : Columbia County
Plaintiff :
No.: 2019-CV-1570

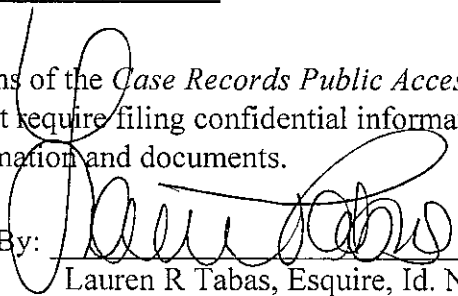
v.

BRIAN PICCIANO; JENNIFER
PICCIANO A/K/A JENNIFER J.
PICCIANO
Defendant(s)

CERTIFICATE OF COMPLIANCE

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

4/30/2021
Date

By: 
Lauren R Tabas, Esquire, Id. No. 93337
Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION TRUSTEE
vs.
PICCIANO, BRIAN (et al.)

Case Number
2019CV1570

SERVICE COVER SHEET

Service Details:

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

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:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2019CV1570

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION TRUSTEE
vs.
PICCIANO, BRIAN (et al.)

Case Number
2019CV1570

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

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: FRANKLIN KEPNER, ESQ.

Primary Address: 123 WEST FRONT STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Valerie Densberger

Relation: Para legal

Date: 5/12/21 Time: 13:11

Deputy: 6 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

KEPNER ESQ., FRANKLIN

2019CV1570

123 WEST FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 05/12/2021

Fee: \$5.00

Cert. NO: 39858

PICCIANO JENNIFER
439 E SIXTH ST
BERWICK PA 18603

District: BERWICK BORO
Deed: 20071 -1833
Location: PT LOT 20
Parcel Id: 04A-09 -043-00,000

Assessment: 15,358
Balances as of 05/12/2021

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



US BANK NATIONAL ASSOCIATION TRUSTEE
vs.
PICCIANO, BRIAN (et al.)

Case Number
2019CV1570

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 25

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: 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: KATHY ANDERSON

Relation: CLERK

Date: 5/11/21 Time: 1615

Deputy: 4 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2019CV1570 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION TRUSTEE
vs.
PICCIANO, BRIAN (et al.)

Case Number
2019CV1570

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

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 DIXSON

Relation: Clerk

Date: 5/11/21 Time: 1610

Deputy: 4 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2019CV1570

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 05/11/21

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380
BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID: 1220132
Description: Brian Picciano Sale
Run Dates: 07/07/21 to 07/21/21
Class: 2
Agate Lines: 207
Blind Box:

Total Ad Cost \$1,349.15
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/07/21	07/21/21	3	\$1,349.15

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV1570

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.

ALL that certain piece or parcel of land with improvements thereon situate 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 East Sixth Street at corner of lot now or late of Bruce Dent; thence east along Sixth Street a distance of 49 1/2 feet to Butternut Street; thence northerly along Butternut Street a distance of 52 feet to land now or late of Rockwell Benscoter, formerly Bruce Dent; thence westerly along line of said land a distance of 49 1/2 feet to corner of Lot No. 19 now or late of Bruce Dent; thence southerly along line of said lot a distance of 52 feet to Sixth Street, the place of Beginning. Being Part of Lot No. 20 in Daniel Reedy's Addition to Berwick.

BEING the same premises which Brian Picciano and Jennifer Picciano, by deed dated October 29, 2007 and recorded in the Columbia County Recorder of Deeds on November 19, 2007 as Instrument Number 20071 1833, granted and conveyed unto Jennifer Picciano.

Tax Parcel: 04-09-043-00.000

Premises Being: 439 EAST 6TH STREET A/K/A 439 EAST SIXTH STREET, BERWICK, PA 18603

PROPERTY ADDRESS: 439 EAST 6TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-09-043-00.000

Seized and taken into execution to be sold as the property of BRIAN PICCIANO, JENNIFER PICCIANO, THE UNITED STATES OF AMERICA in suit of US BANK NATIONAL ASSOCIATION TRUSTEE.

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:
PHILAN HALLINAN DIAMOND & JONES LLP
PHILADELPHIA, PA 215-663-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

LEGAL DESCRIPTION

ALL that certain piece or parcel of land with improvements thereon situate 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 East Sixth Street at corner of lot now or late of Bruce Dent; thence east along Sixth Street a distance of 49 1/2 feet to Butternut Street; thence northerly along Butternut Street a distance of 52 feet to land now or late of Rockwell Benscoter, formerly Bruce Dent; thence westerly along line of said land a distance of 49 1/2 feet to corner of Lot No. 19 now or late of Bruce Dent; thence southerly along line of said lot a distance of 52 feet to Sixth Street, the place of Beginning. Being Part of Lot No. 20 in Daniel Reedy's Addition to Berwick.

BEING the same premises which Brian Picciano and Jennifer Picciano, by deed dated October 29, 2007 and recorded in the Bucks County Recorder of Deeds on November 19, 2007 as Instrument Number 200711833, granted and conveyed unto Jennifer Picciano.

Tax Parcel: 04A-09-043-00.000

Premises Being: **439 EAST 6TH STREET A/K/A 439 EAST SIXTH STREET, BERWICK, PA 18603**

Tax Parcel: 04A-09-043-00.000

Premises Being: **439 EAST 6TH STREET A/K/A 439 EAST SIXTH STREET, BERWICK, PA 18603**

BROCK & SCOTT, PLLC
Lauren R Tabas, Esquire,
Identification No. 93337
302 Fellowship Rd, Suite 130
Mount Laurel, NJ 08054
Telephone: 844-856-6646
Email:
Lauren.Tabas@brockandscott.com
B&S File No.: 20-11743 FC01

Attorney for Plaintiff

U.S. BANK NATIONAL : **Court of Common Pleas**
ASSOCIATION, AS TRUSTEE FOR :
HOME EQUITY ASSET TRUST 2005-1, : **Civil Division**
HOME EQUITY PASS-THROUGH :
CERTIFICATES, SERIES 2005-1 : **Columbia County**
Plaintiff :
No.: 2019-CV-1570

v.

BRIAN PICCIANO; JENNIFER
PICCIANO A/K/A JENNIFER J.
PICCIANO
Defendant(s)

2021-ED-25

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HOME EQUITY ASSET TRUST 2005-1, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2005-1, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 439 EAST 6TH STREET A/K/A 439 EAST SIXTH STREET, BERWICK, PA 18603.

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

Name

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

JENNIFER PICCIANO A/K/A
JENNIFER J. PICCIANO

439 EAST 6TH STREET
A/K/A 439 EAST SIXTH STREET
BERWICK, PA 18603-3243

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

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

BRIAN PICCIANO

**P.O. BOX 84
LINCOLN, ME 04457-0184**

**JENNIFER PICCIANO A/K/A
JENNIFER J. PICCIANO**

**439 EAST 6TH STREET
A/K/A 439 EAST SIXTH STREET
BERWICK, PA 18603-3243** ✓

**THE UNITED STATES OF
AMERICA C/O THE UNITED
STATES ATTORNEY FOR THE
MIDDLE DISTRICT OF PA**

**228 WALNUT STREET
P.O. BOX 11754
HARRISBURG, PA 17108**

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 indicate)
------	--

CAPITAL ONE BANK USA, NA

4851 COX ROAD, GLEN ALLEN, VA 23060 ✓

**CAPITAL ONE BANK (USA), N.A.
C/O HAYT, HAYT & LANDAU,
LLC**

**ATTN: ARTHUR LASHIN, ESQ.
123 S. BROAD STREET, SUITE 1660,
PHILADELPHIA, PA 19109** ✓

**INTERNAL REVENUE SERVICE
ADVISORY**

**1000 LIBERTY AVENUE
ROOM 704, PITTSBURGH, PA 15222** ✓

**U.S. DEPARTMENT OF JUSTICE,
U.S. ATTORNEY FOR THE
MIDDLE DISTRICT OF PA**

**228 WALNUT STREET, SUITE 220
P.O. BOX 11754, HARRISBURG, PA 17108** ✓

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

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

OCEAN BANK, F.S.B.

**ONE HOME LOAN PLAZA, STE 3
WARWICK, RI 02886-1765**

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 indicate)

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

Name

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

**COLUMBIA COUNTY DOMESTIC
RELATIONS**

**11 W. MAIN STREET
BLOOMSBURG, PA 17815**

✓

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

Name

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

TENANT / OCCUPANT

**439E 6TH ST
BERWICK, PA 18603**

✓

**BRIAN PICCIANO C/O
FRANKLIN E KEPNER, JR.,
ESQUIRE**

**123 WEST FRONT STREET, BERWICK, X
PA 18603**

**COMMONWEALTH OF
PENNSYLVANIA, DEPT. OF
REVENUE**

**P.O. BOX 280948
HARRISBURG, PA 17128**

**COMMONWEALTH OF
PENNSYLVANIA, DEPT. OF
REVENUE**

**P.O. BOX 281230
HARRISBURG, PA 17128**

✓

**DEPT. OF PUBLIC WELFARE -
BUREAU OF CHILD SUPPORT**

**P.O. BOX 2675
HARRISBURG, PA 17105**

✓

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

Date: 4/30/2021


BROOK & SCOTT, PLLC

Lauren R Tabas, Esq., Id. No. 93337

Attorney for Plaintiff

302 Fellowship Rd, Suite 130

Mount Laurel, NJ 08054

Phone: 844-856-6646

BROCK & SCOTT, PLLC
Lauren R Tabas, Esquire,
Identification No. 93337
302 Fellowship Rd, Suite 130
Mount Laurel, NJ 08054
Telephone: 844-856-6646
Email:
Lauren.Tabas@brockandscott.com
B&S File No.: 20-11743 FC01

Attorney for Plaintiff

U.S. BANK NATIONAL : **Court of Common Pleas**
ASSOCIATION, AS TRUSTEE FOR :
HOME EQUITY ASSET TRUST 2005-1, : **Civil Division**
HOME EQUITY PASS-THROUGH :
CERTIFICATES, SERIES 2005-1 : **Columbia County**
Plaintiff :
No.: 2019-CV-1570

v.

2021-ED-25

BRIAN PICCIANO; JENNIFER
PICCIANO A/K/A JENNIFER J.
PICCIANO
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

BRIAN PICCIANO
P.O. BOX 84
LINCOLN, ME 04457-0184

JENNIFER PICCIANO A/K/A JENNIFER J. PICCIANO
439 EAST 6TH STREET
A/K/A 439 EAST SIXTH STREET
BERWICK, PA 18603-3243

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU: ARE A DEBTOR IN AN ACTIVE BANKRUPTCY CASE; ARE UNDER THE PROTECTION OF A BANKRUPTCY STAY; OR, HAVE RECEIVED A DISCHARGE IN BANKRUPTCY AND YOU HAVE NOT REAFFIRMED THE DEBT, THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO COLLECT A DEBT FROM YOU PERSONALLY.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money paid for your house. A proposed schedule of distribution of the money bid for your house will be filed by the Sheriff not later than thirty (30) days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**Columbia County Lawyer Referral Service
North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815**

Telephone: (570) 784-8760

REAL ESTATE OUTLINE

ED # 2021 ED 25

DATE RECEIVED 5-4-2021
DOCKET AND INDEX 2019 CV 1570

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>1628</u>

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

SALE DATE July 28th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV1570

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.

ALL that certain piece or parcel of land with improvements thereon situate 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 East Sixth Street at corner of lot now or late of Bruce Dent; thence east along Sixth Street a distance of 49 1/2 feet to Butternut Street; thence northerly along Butternut Street a distance of 52 feet to land now or late of Rockwell Benscoter, formerly Bruce Dent; thence westerly along line of said land a distance of 49 1/2 feet to corner of Lot No. 19 now or late of Bruce Dent; thence southerly along line of said lot a distance of 52 feet to Sixth Street, the place of Beginning. Being Part of Lot No. 20 in Daniel Reedy's Addition to Berwick.

BEING the same premises which Brian Picciano and Jennifer Picciano, by deed dated October 29, 2007 and recorded in the Columbia County Recorder of Deeds on November 19, 2007 as Instrument Number 20071 1833, granted and conveyed unto Jennifer Picciano.

Tax Parcel: 04-09-043-00.000

Premises Being: 439 EAST 6TH STREET A/K/A 439 EAST SIXTH STREET, BERWICK, PA 18603

PROPERTY ADDRESS: 439 EAST 6TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-09-043-00,000

Seized and taken into execution to be sold as the property of BRIAN PICCIANO, JENNIFER PICCIANO, THE UNITED STATES OF AMERICA in suit of US BANK NATIONAL ASSOCIATION TRUSTEE.

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:
PHELAN HALLINAN DIAMOND & JONES LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

ROSEMARIE DIAMOND
ADMITTED IN PENNSYLVANIA,
NEW JERSEY

JAY JONES
ADMITTED IN PENNSYLVANIA,
NEW JERSEY

**BROCK
& SCOTT**
PLLC

302 Fellowship Road, Suite 130, Mount Laurel, NJ 08054
ConsumerContact@brockandscott.com
(844) 856-6646 Consumer Hotline
www.brockandscott.com

THOMAS E. BROCK
ADMITTED IN NORTH
CAROLINA

GREGORY A. SCOTT
ADMITTED IN NORTH
CAROLINA

April 26, 2021

Columbia County Sheriff's Office
Office of the Sheriff
35 West Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

*Re: 439E 6TH ST, Berwick, PA 18603
Our File: 20-11743 FC01*

Dear Sir/Madam:

Kindly list this property for the 7-28-2021 Sheriff's Sale. All of the necessary documents to list this property for sale are enclosed, together with our check for the fees and costs to list for sale.

Thank you for your assistance. If there are any questions concerning the above matter, please contact our office immediately.

Respectfully,

Judgment/Writ Team
Brock & Scott, PLLC

Enclosures

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

US BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR HOME EQUITY ASSET TRUST
2005-1, HOME EQUITY PASS-THROUGH
CERTIFICATES, SERIES 2005-1

Plaintiff

vs.

BRIAN PICCIANO
JENNIFER PICCIANO A/K/A JENNIFER J.
PICCIANO
THE UNITED STATES OF AMERICA C/O THE
UNITED STATES ATTORNEY FOR THE
MIDDLE DISTRICT OF PA

Defendants

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No. 2019-CV-1570
:

CLERK OF COURT
2020 JAN -3 PM 3:07
COLUMBIA COUNTY, PA

ORDER

AND NOW, this 3rd day of Jan, 2020, upon consideration of Plaintiff's motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED**, that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the above captioned Defendant, JENNIFER PICCIANO A/K/A JENNIFER J. PICCIANO, by:

1. Posting of the premises: 439 EAST 6TH STREET, A/K/A 439 EAST SIXTH STREET, BERWICK, PA 18603-3243 by the Sheriff or a non-party competent adult; and
2. First class mail to JENNIFER PICCIANO A/K/A JENNIFER J. PICCIANO at the mortgaged premises located at 439 EAST 6TH STREET, A/K/A 439

EAST SIXTH STREET, BERWICK, PA 18603-3243. Service by mail is complete upon
the date of mailing.

3. complaint only : Additional method - publication by PA RCR 430(b)(1)
It is further **ORDERED** and **DECREEED** that counsel for Plaintiff is hereby directed to file

a certificate of service with the Prothonotary's office to ensure compliance with this Court Order.

BY THE COURT:

15/ Mary E Norton
J.

LEGAL DESCRIPTION

ALL that certain piece or parcel of land with improvements thereon situate 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 East Sixth Street at corner of lot now or late of Bruce Dent; thence east along Sixth Street a distance of 49 1/2 feet to Butternut Street; thence northerly along Butternut Street a distance of 52 feet to land now or late of Rockwell Benscoter, formerly Bruce Dent; thence westerly along line of said land a distance of 49 1/2 feet to corner of Lot No. 19 now or late of Bruce Dent; thence southerly along line of said lot a distance of 52 feet to Sixth Street, the place of Beginning. Being Part of Lot No. 20 in Daniel Reedy's Addition to Berwick.

BEING the same premises which Brian Picciano and Jennifer Picciano, by deed dated October 29, 2007 and recorded in the Bucks County Recorder of Deeds on November 19, 2007 as Instrument Number 200711833, granted and conveyed unto Jennifer Picciano.

Tax Parcel: 04A-09-043-00.000

Premises Being: **439 EAST 6TH STREET A/K/A 439 EAST SIXTH STREET, BERWICK, PA 18603**

Tax Parcel: 04A-09-043-00.000

Premises Being: **439 EAST 6TH STREET A/K/A 439 EAST SIXTH STREET, BERWICK, PA 18603**

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

By: 

Lauren R Tabas, Esquire, Id. No. 93337

Attorney for Plaintiff

BROCK & SCOTT, PLLC

Lauren R Tabas, Esquire,

Identification No. 93337

302 Fellowship Rd, Suite 130

Mount Laurel, NJ 08054

Telephone: 844-856-6646

Email: Lauren.Tabas@brockandscott.com

B&S File No.: 20-11743 FC01

U.S. BANK NATIONAL

ASSOCIATION, AS TRUSTEE FOR

HOME EQUITY ASSET TRUST 2005-1,

HOME EQUITY PASS-THROUGH

CERTIFICATES, SERIES 2005-1

Plaintiff

v.

BRIAN PICCIANO; JENNIFER

PICCIANO A/K/A JENNIFER J.

PICCIANO

Defendant(s)

Attorney for Plaintiff

: Court of Common Pleas

:

: Civil Division

:

: Columbia County

:

No.: 2019-CV-1570

AFFIDAVIT OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he/she has knowledge of the following facts, to wit:

(e) that the defendant BRIAN PICCIANO is not in the Military or Naval Service of the United States.

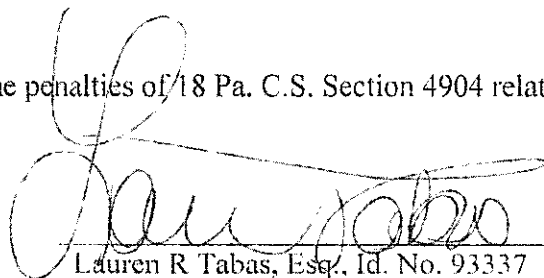
(f) that defendant BRIAN PICCIANO is over 18 years of age and resides at P.O. BOX 84, Lincoln, ME 04457-0184 and 439 E 6TH ST, A/K/A 439 EAST SIXTH STREET, BERWICK, PA 18603-3243.

(g) that the defendant JENNIFER PICCIANO A/K/A JENNIFER J. PICCIANO is not in the Military or Naval Service of the United States.

(h) that defendant JENNIFER PICCIANO A/K/A JENNIFER J. PICCIANO is over 18 years of age and resides at 439 EAST 6TH STREET, A/K/A 439 EAST SIXTH STREET, BERWICK, PA 18603-3243.

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

Date: 5/5/2021


Lauren R Tabas, Esq., Id. No. 93337

Attorney for Plaintiff

302 Fellowship Rd, Suite 130

Mount Laurel, NJ 08054

Phone: 844-856-6646



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: [REDACTED]
 Birth Date: [REDACTED]
 Last Name: PICCIANO
 First Name: BRIAN
 Middle Name:
 Status As Of: May-05-2021
 Certificate ID: 4DJQBRXZJ23FYGG

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento

Michael V. Sorrento, Director
 Department of Defense - Manpower Data Center
 400 Gigling Rd.
 Seaside, CA 93955

Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 3901 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q35) via this URL: <https://scra.dmdc.osd.mil/scra/#!/faq>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 3921(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: [REDACTED]
 Birth Date:
 Last Name: PICCIANO
 First Name: JENNIFER
 Middle Name:
 Status As Of: May-05-2021
 Certificate ID: MMR6RXNP7TLWH7M

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the Individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the Individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the Individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento

Michael V. Sorrento, Director
 Department of Defense - Manpower Data Center
 400 Gigling Rd.
 Seaside, CA 93955

Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 3901 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q35) via this URL: <https://scra.dmdc.osd.mil/scra/#/faqs>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 3921(c).

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Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL	:	
ASSOCIATION, AS TRUSTEE FOR	:	CIVIL DIVISION
HOME EQUITY ASSET TRUST 2005-1,	:	
HOME EQUITY PASS-THROUGH	:	No.: <u>2019-CV-1570</u>
CERTIFICATES, SERIES 2005-1	:	
Plaintiff	:	2021-ED-25

v.

BRIAN PICCIANO; JENNIFER
PICCIANO A/K/A JENNIFER J.
PICCIANO
Defendant(s)

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ☐ the mortgage is an FHA Mortgage
- ☐ the premises is non-owner occupied
- ☐ the premises is vacant
- ☒ Act 91 procedures have been fulfilled
- ☐ Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

Date: 4/30/2021

BROCK & SCOTT, PLLC

Lauren R Tabas, Esq., ID No. 93337

Attorney for Plaintiff

302 Fellowship Rd, Suite 130

Mount Laurel, NJ 08054

Phone: 844-856-6646

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

U.S. BANK NATIONAL	:	
ASSOCIATION, AS TRUSTEE FOR	:	CIVIL DIVISION
HOME EQUITY ASSET TRUST 2005-1,	:	
HOME EQUITY PASS-THROUGH	:	No.: <u>2019-CV-1570</u>
CERTIFICATES, SERIES 2005-1	:	
Plaintiff	:	2021-ED-25

v.

**BRIAN PICCIANO; JENNIFER
PICCIANO A/K/A JENNIFER J.
PICCIANO**
Defendant(s)

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ☐ the mortgage is an FHA Mortgage
- ☐ the premises is non-owner occupied
- ☐ the premises is vacant
- ☒ Act 91 procedures have been fulfilled
- ☐ Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

Date: 4/30/2021


BROCK & SCOTT, PLLC

Lauren R Tabas, Esq., Id. No. 93337

Attorney for Plaintiff

302 Fellowship Rd, Suite 130

Mount Laurel, NJ 08054

Phone: 844-856-6646

To the Sheriff of Columbia County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) BRIAN PICCIANO; JENNIFER PICCIANO A/K/A JENNIFER J. PICCIANO; The United States of America C/O The United States Attorney For The Middle District of PA at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further. Thank You

Judgment and Writ Department
BROCK & SCOTT, PLLC
302 Fellowship Rd, Suite 130
Mount Laurel, NJ 08054
Phone: (844) 856-6646
File no.: 20-11743 FC01

AFFIDAVIT OF SERVICE

PLAINTIFF

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
HOME EQUITY ASSET TRUST 2005-1, HOME EQUITY
PASS-THROUGH CERTIFICATES, SERIES 2005-1

COLUMBIA COUNTY

B&S # 20-11743 FC01

DEFENDANT(S)

BRIAN PICCIANO; JENNIFER PICCIANO A/K/A
JENNIFER J. PICCIANO

SERVICE TEAM

COURT NO.: 2019-CV-1570

SERVICE UPON DEFENDANT, AT:

JENNIFER PICCIANO A/K/A JENNIFER J. PICCIANO
439 EAST 6TH STREET
A/K/A 439 EAST SIXTH STREET
BERWICK, PA 18603-3243

TYPE OF ACTION

NOTICE OF SALE

SALE DATE:

****PLEASE POST PER COURT ORDER****

SERVED

Served and made known to JENNIFER PICCIANO A/K/A JENNIFER J. PICCIANO, Defendant on the ____ day of _____, 20____, at _____, o'clock ____ M., at _____, in the manner described below:

____ Defendant personally served.

____ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

____ Adult in charge of Defendant's residence who refused to give name or relationship.

____ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

____ Agent or person in charge of Defendant's office or usual place of business.

____ an officer of said Defendant's company.

____ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

I, _____, a competent adult, hereby verify that I personally handed a true and correct copy of the **NOTICE OF SALE** in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: _____

NAME: _____

PRINTED NAME: _____

TITLE: _____

NOT SERVED

On the ____ day of _____, 20____, at ____ o'clock ____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

____ Vacant ____ Does Not Exist ____ Moved ____ Does Not Reside (Not Vacant)

____ No Answer on _____ at _____; _____ at _____; _____ at _____

____ Service Refused ____ Red Tag Door ____ Deceased ____ Defendant Unknown

____ Cluster Mail Box ____ Can't Gain Access

Comments: _____

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

Ref #: 20-11743 FC01



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



BRIAN PICCIANO
P.O. BOX 84

LINCOLN ME 04457

Document Receipt

Trans #	18256	Carrier / service:	USPS Server	First-Class Mail®	5/10/2021 12:00:00 AM
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Ship to:

BRIAN PICCIANO

P.O. BOX 84

Tracking #: 71901140006000176757

Doc Ref #: 2021ED25

Postage 5.8600

LINCOLN ME 04457

Document Receipt

Trans #	18251	Carrier / service:	USPS Server	First-Class Mail®	5/10/2021 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000176702

Doc Ref #: 2021ED25

Postage 5.8600

PITTSBURGH PA 15222

Document Receipt

Trans #	18252	Carrier / service:	USPS Server	First-Class Mail®	5/10/2021 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000176719

Doc Ref #: 2021ED25

Postage 5 8600

HARRISBURG PA 17105

Document Receipt

Trans #	18253	Carrier / service:	USPS Server	First-Class Mail®	5/10/2021 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000176726

Doc Ref #: 2021ED25

Postage 5.8600

PHILADELPHIA PA 19106

Document Receipt

Trans #	18250	Carrier / service:	USPS Server	First-Class Mail®	5/10/2021 12:00:00 AM
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Ship to:

INHERITANCE TAX OFFICE

COMMON OF PENNSYLVANIA

110 NORTH 8TH STREET

SUITE # 204

PHILADELPHIA PA 19107

Tracking #: 71901140006000176696

Doc Ref #: 2021ED25

Postage 5.8600

Document Receipt

Trans #	18251	Carrier / service:	USPS Server	First-Class Mail®	5/10/2021 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000176702

Doc Ref #: 2021ED25

Postage 5.8600

PITTSBURGH PA 15222

Document Receipt

Trans #	18250	Carrier / service:	USPS Server	First-Class Mail®	5/10/2021 12:00:00 AM
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Ship to:

INHERITANCE TAX OFFICE

COMMON OF PENNSYLVANIA

110 NORTH 8TH STREET

SUITE # 204

PHILADELPHIA PA 19107

Tracking #: 71901140006000176696

Doc Ref #: 2021ED25

Postage 5.8600

Document Receipt

Trans #	18249	Carrier / service:	USPS Server	First-Class Mail®	5/10/2021 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000176689

Doc Ref #: 2021ED25

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

Trans #	18248	Carrier / service:	USPS Server	First-Class Mail®	5/10/2021 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000176672

Doc Ref #: 2021ED25

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans #	18248	Carrier / service:	USPS Server	First-Class Mail®	5/10/2021 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000176672

Doc Ref #: 2021ED25

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans #	18255	Carrier / service:	USPS Server	First-Class Mail®	5/10/2021 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000176740

Doc Ref #: 2021ED25

Postage 5.8600

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	18254	Carrier / service:	USPS Server	First-Class Mail®	5/10/2021 12:00:00 AM
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Ship to:

UNITED STATES ATTY FOR MIDDLE
DIST OF PA

UNITED STATES OF AMERICA

HARRISBURG FEDERAL BUILDING &
COURTHOUSE

Tracking #: 71901140006000176733

228 WALNUT STREET

Doc Ref #: 2021ED25

SUITE 220

Postage 5.8600

HARRISBURG PA 17108

Document Receipt

Trans #	18254	Carrier / service:	USPS Server	First-Class Mail®	5/10/2021 12:00:00 AM
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Ship to:

UNITED STATES ATTY FOR MIDDLE
DIST OF PA

UNITED STATES OF AMERICA

HARRISBURG FEDERAL BUILDING &
COURTHOUSE

Tracking #: 71901140006000176733

228 WALNUT STREET

Doc Ref #: 2021ED25

SUITE 220

Postage 5.8600

HARRISBURG PA 17108

Document Receipt

Trans #	18255	Carrier / service:	USPS Server	First-Class Mail®	5/10/2021 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000176740

Doc Ref #: 2021ED25

Postage 5.8600

KING OF PA 19406
PRUSSIA

BROCK & SCOTT PLLC
PENNSYLVANIA RECORDING
1315 WESTBROOK PLZ DR STE 100
WINSTON SALEM, NC 27103



SUNTRUST
ACH FT 091000104
66-46/531



1628

PAY TO THE
ORDER OF Two Thousand Dollars and 00/100

Columbia County Sheriff
re: Picciano, Brian
B&S file: 20-11743-FC01
Sheriff Sale - Deposit

04/30/2021

\$ 2,000.00

DOLLARS



AUTHORIZED SIGNATURE

MEMO

⑈00001628⑈ ⑆053100465⑆1000271576364⑈