

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC.
vs.
HARRY LEWIS (et al.)

Case Number
2021CV349

PROPERTY ADDRESS
50 BUCKHORN ROAD, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
07/07/2021	Advance Fee	Advance Fee	27420	\$0.00	\$1,350.00
07/07/2021	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/07/2021	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/07/2021	Crying Sale			\$10.00	\$0.00
07/07/2021	Docketing			\$15.00	\$0.00
07/07/2021	Levy			\$15.00	\$0.00
07/07/2021	Mailing Costs			\$24.00	\$0.00
07/07/2021	Posting Handbill			\$15.00	\$0.00
07/07/2021	Press Enterprise Inc.			\$1,349.15	\$0.00
07/07/2021	Sheriff Automation Fund			\$50.00	\$0.00
07/07/2021	Web Posting			\$100.00	\$0.00
09/09/2021	Service			\$165.00	\$0.00
09/09/2021	Service Mileage			\$10.00	\$0.00
09/09/2021	Copies			\$5.50	\$0.00
09/09/2021	Notary Fee			\$10.00	\$0.00
09/09/2021	Tax Claim Search			\$5.00	\$0.00
09/09/2021	Surcharge			\$176.00	\$0.00
				\$1,982.15	\$1,350.00

TOTAL BALANCE:	\$(632.15)
-----------------------	-------------------



Hladik, Onorato
& Federman, LLP
THE HOF LAW GROUP

JMcVittie@HOFlawgroup.com
298 Wissahickon Avenue
North Wales, PA 19454
Phone (215) 855-9521
Fax (215) 855-9121
File No. 20-00798
August 31, 2021

Columbia County Sheriff's Department
Attn: Real Estate Division
Via Fax 570-389-5625

Re: Wilmington Trust, National Association, Trustee
v. Harry Lewis and Lesley Lewis
Columbia County CCP Docket No: 2021-CV-349
Property Address: 50 Buckhorn Road, Bloomsburg, PA 17815

Dear Sir/Madam:

The above referenced property is scheduled for Sheriff's Sale on September 15, 2021. By this letter we respectfully request the sale be **STAYED** due to reinstatement.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Thank you for your assistance in this matter.

Very truly yours,

/s/ Jessica McVittie
Jessica McVittie, Paralegal

HLADIK, ONORATO & FEDERMAN, LLP

David C. Onorato, Esq., ID No. 41217
Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Bradley J. Osborne, Esq., ID No. 312169
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 20-00798

WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS OWNER
TRUSTEE FOR BRAVO RESIDENTIAL
FUNDING TRUST 2021-A,

Plaintiff,

v.

HARRY LEWIS
A/K/A HARRY A. LEWIS
AND LESLEY LEWIS
A/K/A LESLEY R. LEWIS
A/K/A LESLEY R. BLOSSER,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-349

AFFIDAVIT OF SERVICE PURSUANT TO
Pa. R.C.P. 3129.2(c)(1)(iii) AND CERTIFICATE OF COMPLIANCE

I, Bradley J. Osborne, Esquire, attorney for Plaintiff, hereby state that on July 28, 2021, consistent with the provisions of Pennsylvania Rule of Civil Procedure 3129.2(c)(1)(iii), I caused written notice of the scheduled Sheriff's Sale to be served by first class mail, postage prepaid, with Certificate of Mailing, on all persons named in Plaintiff's Affidavit Pursuant to Rule 3129.1, at their respective addresses set forth in that Affidavit. A true and correct copy of Plaintiff's Affidavit Pursuant to Rule 3129.1 is attached hereto as Exhibit "A" and is made a part of it. A true and correct copy of U.S. Postal Service Form 3877 - Certificates of Mailing for each notice mailed is attached to this Affidavit as Exhibit "B", and is made a part of it.

I hereby verify that the statements made in this Affidavit are true and correct, to the best of my knowledge, information and belief, and that the statements are made pursuant to 18 Pa. C.S.A. § 4904, relating to unsworn falsifications to authorities.

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

HLADIK ONORATO & FEDERMAN, LLP

Date: August 25, 2021



Bradley J. Osborne, Esquire
Attorney for Plaintiff

cc. Columbia County Sheriff's Department

HLADIK, ONORATO & FEDERMAN, LLP

David C. Onorato, Esq., ID No. 41217
Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Bradley J. Osborne, Esq., ID No. 312169
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ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS OWNER
TRUSTEE FOR BRAVO RESIDENTIAL
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Plaintiff,

v.

HARRY LEWIS
A/K/A HARRY A. LEWIS
AND LESLEY LEWIS
A/K/A LESLEY R. LEWIS
A/K/A LESLEY R. BLOSSER,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-349

AFFIDAVIT PURSUANT TO RULE 3129.1

Wilmington Trust, National Association, not in its individual capacity, but solely as Owner Trustee for BRAVO Residential Funding Trust 2021-A, Plaintiff in the above-captioned action, sets forth as of the date of the Praecipe for Writ of Execution (Mortgage Foreclosure) was filed, the following information concerning the real property situate at 50 Buckhorn Road, Bloomsburg, Township of Hemlock, Columbia County, PA 17815, being more particularly described on Exhibit "A" attached hereto and incorporated by reference:

1. Name and addresses of owner(s) or reputed owner(s):

Name:
Harry Lewis
a/k/a Harry A. Lewis

Address:
50 Buckhorn Road
Bloomsburg, PA 17815

Lesley Lewis
a/k/a Lesley R. Lewis
a/k/a Lesley R. Blosser

50 Buckhorn Road
Bloomsburg, PA 17815

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

Name:
Harry Lewis
a/k/a Harry A. Lewis

Address:
50 Buckhorn Road
Bloomsburg, PA 17815

EXHIBIT

A

Lesley Lewis
a/k/a Lesley R. Lewis
a/k/a Lesley R. Blosser

50 Buckhorn Road
Bloomsburg, PA 17815

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

Name:
Wilmington Trust, National Association,
not in its individual capacity, but solely as
Owner Trustee for BRAVO Residential
Funding Trust 2021-A, *Plaintiff*

Address:
c/o Rushmore Loan
Management Services, LLC
15480 Laguna Canyon Road, Suite 100
Irvine, CA 92618

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

Name:
Wilmington Trust, National Association,
not in its individual capacity, but solely as
Owner Trustee for BRAVO Residential
Funding Trust 2021-A, *Plaintiff*

Address:
c/o Rushmore Loan
Management Services, LLC
15480 Laguna Canyon Road, Suite 100
Irvine, CA 92618

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

Name:
Hemlock Municipal Sewer Cooperative

Address:
82 Buckhorn Road
Bloomsburg, PA 17815

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:

N/A

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:
Tenant Occupant

Address:
50 Buckhorn Road
Bloomsburg, PA 17815

Commonwealth of PA
Department of Welfare

P.O. Box 2675
Harrisburg, PA 17105

Domestic Relations Section

11 W Main Street
Bloomsburg, PA 17815

Pennsylvania Dept. of Revenue
Inheritance Tax Division

Bureau of Individual Taxes
P.O. Box 280603
Harrisburg, PA 17128

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. § 4904 relating to unsworn falsification to authorities.

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 6/25/2024



-
- ☐ David C. Onorato, Esq., ID No. 41217
☐ Thomas M. Federman, Esq., ID No. 64068
☒ Stephen M. Hladik, Esq., ID No. 66287
☐ Bradley J. Osborne, Esq., ID No. 312169
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL that tract of land situate in the village of Buckhorn, Township of Hemlock, County of Columbia, and State of Pennsylvania, bounded and described as follows:

On the north by lot now or formerly of Miss A. Stecker; on the east by Main Street or public road leading through said Village; on the south by lot formerly of Miriam Reese, now or late of Cyrus Reichard Estate; and on the west by an alley running parallel with said Main Street. Upon which is erected a small dwelling house.

SUBJECT to Notice of Condemnation by Commonwealth of Pennsylvania, Department of Transportation as more fully described in Columbia County Deed Book 297, page 534 and Deed Book 290, page 395.

BEING THE SAME PREMISES which Elizabeth J. Lewis, Widow, by Deed dated December 20, 2000 and recorded on January 2, 2001, in the Columbia County Recorder of Deeds Office as Instrument No. 200100003, granted and conveyed unto Harry Lewis and Lesley Lewis, Husband and Wife.

Being Known as 50 Buckhorn Road, Bloomsburg, PA 17815

Parcel I.D. No. 18 02A04300





JMCV 2 of 2 / Lewis 20-00798

Certificate of Mailing — Firm

Name and Address of Sender HLADIK, ONORATO & FEDERMAN, LLP Jessica McVittie 298 Wissahickon Avenue North Wales, PA 19454		TOTAL NO. of Pieces Listed by Sender 3		TOTAL NO. of Pieces Received at Post Office 3		Affix Stamp Here Postmark with Date if Receipt	
USPS TRACKING NUMBER Firm-Specified Identifier		Postmaster per (name of receiving employee) <i>Ray W</i>		 quadrant CORRECTION \$001.32 07/28/2021 ZIP 19454 043M31215925 US POSTAGE			
1		Commonwealth of PA Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		0.51		.44	
2		Domestic Relations Section 11 W Main Street Bloomsburg, PA 17815		0.51		.44	
3		Pennsylvania Dept. of Revenue Inheritance Tax Division Bureau of Individual Taxes P.O. Box 280603 Harrisburg, PA 17128		0.51		.44	
4				0.51		.44	
5				0.51		.44	
6				0.51		.44	
7				0.51		.44	

EXHIBIT
B

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC.
vs.
HARRY LEWIS (et al.)

Case Number
2021CV349

SHERIFF'S RETURN OF SERVICE

08/30/2021 11:24 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 50 BUCKHORN ROAD, BLOOMSBURG, PA 17815.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 30, 2021

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC.
vs.
LEWIS, HARRY (et al.)

Case Number
2021CV349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/15/2021 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 50 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate
Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In
Charge:

Relation:

Date: 8-30-21 Time: 11:24

Deputy: 3 Mileage:

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2021CV349

50 BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

Tax Notice 2021 County & Municipality
HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

HEMLOCK TOWNSHIP
TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG PA 17815

HOURS: MARCH & APRIL: TUE & THUR 1PM TO 6P
JUNE 29 & 30: 1 PM TO 6 PM
OR BY APPOINTMENT

PHONE: 570-784-9310

FOR: COLUMBIA County

DATE
03/01/2021

BILL NO.
20119

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	11,429	12.135	135.92	138.69	152.56
SINKING		1	11.20	11.43	12.57
FIRE		1.65	18.48	18.86	20.75
TWP RE		9.4	105.28	107.43	118.17
The discount & penalty have been calculated for your convenience			270.88 April 30 If paid on or before	276.41 June 30 If paid on or before	304.05 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

LEWIS HARRY & LESLEY
50 BUCKHORN ROAD
BLOOMSBURG PA 17815

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 18 -02A-043-00,000
50 BUCKHORN RD
.2439 Acres Land 2,500
Buildings 8,929
Total Assessment 11,429

This tax returned to courthouse on:
January 1, 2022

APR 26 '21
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

BLOOMSBURG SCHOOL DISTRICT

2021 SCHOOL REAL ESTATE DATE 07/01/2021

BILL# 004866 TAXCOLLECTOR COPY

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

DENISE D OTTAVIANI
116 FROSTY VALLEY RD
BLOOMSBURG, PA 17815

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
Real Estate	11429	47.3000	355.44	362.69	398.96
INSTALLMENT PLAN Face Penalty	ASSESSED VALUE				
FIRST INSTALLMENT 120.90 120.90	11429	540.592	355.44	362.69	398.96
SECOND 120.90 132.99	HOMESTEAD REDUCTION -3761	-177.900			
THIRD INSTALLMENT 120.89 132.98	TAXABLE ASSESSMENT 7667	362.692			
			IF PAID ON OR BEFORE AUG 31	IF PAID ON OR BEFORE OCT 31	IF PAID AFTER OCT 31

M

A LEWIS HARRY & LESLEY
I 50 BUCKHORN ROAD
L BLOOMSBURG PA 17815

PROPERTY DESCRIPTION	ACCT.
PARCEL 18 02A04300000	6102
50 BUCKHORN RD 2500.00	
20010-0003 8929.00	
0.24 ACRES	

TAXES BECOME
DELINQUENT 120
DAYS AFTER BILLING

NAME & ADDRESS CORRECTION REQUESTED.

2021 TAXES
Now PAID!

Sent copies to muff
8/6/21

HLADIK, ONORATO & FEDERMAN, LLP

David C. Onorato, Esq., ID No. 41217
Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Bradley J. Osborne, Esq., ID No. 312169
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 20-00798

WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS OWNER
TRUSTEE FOR BRAVO RESIDENTIAL
FUNDING TRUST 2021-A,

Plaintiff,

v.

HARRY LEWIS
A/K/A HARRY A. LEWIS
AND LESLEY LEWIS
A/K/A LESLEY R. LEWIS
A/K/A LESLEY R. BLOSSER,

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-349

2021 - ED - 42

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Harry Lewis
a/k/a Harry A. Lewis
50 Buckhorn Road
Bloomsburg, PA 17815

Lesley Lewis
a/k/a Lesley R. Lewis
a/k/a Lesley R. Blosser
50 Buckhorn Road
Bloomsburg, PA 17815

Real estate situate at 50 Buckhorn Road, Bloomsburg, Township of Hemlock, Columbia County, PA 17815, as more fully set forth on Exhibit "A" attached hereto, is scheduled to be sold at Sheriff's Sale at:

9:00 AM, on Wednesday, Sept. 15th, 2021

At the Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815, to enforce the Court Judgment of \$13,291.14 (plus any additional interest and costs) obtained by Wilmington Trust, National Association, not in its individual capacity, but solely as Owner Trustee for BRAVO Residential Funding Trust 2021-A, against you.

8-5-2021

Tax Notice 2021 County & Municipality

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

HEMLOCK TOWNSHIP
TAX COLLECTOR
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BLOOMSBURG PA 17815
HOURS: MARCH & APRIL: TUE & THUR 1PM TO 6PM
JUNE 29 & 30: 1 PM TO 6 PM
OR BY APPOINTMENT
PHONE: 570-784-9310

FOR: COLUMBIA County

DATE
03/01/2021

BILL NO.
20119

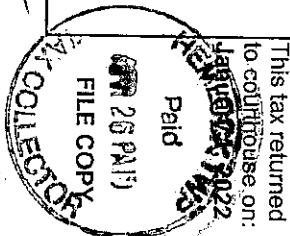
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
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FIRE		1	11.20	11.43	12.57
TWP RE		1.65	18.48	18.86	20.75
		9.4	105.28	107.43	118.17
			270.88	276.41	304.05
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

LEWIS HARRY & LESLEY
50 BUCKHORN ROAD
BLOOMSBURG PA 17815

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

Discount 2 %
Penalty 10 %
PARCEL: 18-02A-043-00,000
50 BUCKHORN RD
.2439 Acres
Land
Buildings
Total Assessment



BLOOMSBURG SCHOOL DISTRICT

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

DENISE D OTTAVIANI
116 FROSTY VALLEY RD
BLOOMSBURG, PA 17815

2021 SCHOOL REAL ESTATE DATE 07/01/2021 BILL# 004866 TAXCOLLECTOR COPY

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SECOND	120.90	132.99	-3761	-177.900	362.69
THIRD INSTALLMENT	120.89	132.98			398.96
TAXABLE ASSESSMENT			7667	362.692	

SCHOOL PENALTY @ 10%

A LEWIS HARRY & LESLEY
I 50 BUCKHORN ROAD
L BLOOMSBURG PA 17815

PROPERTY DESCRIPTION	ACCT.
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20010-0003	8929.00
0.24 ACRES	
TAXES BECOME	
DELINQUENT 120	
DAYS AFTER BILLING	

NAME & ADDRESS CORRECTION REQUESTED.

Due

Paid
Apr. 26th

HLADIK, ONORATO & FEDERMAN, LLP

David C. Onorato, Esq., ID No. 41217
Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
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(215) 855-9521

Attorneys for Plaintiff
File No. 20-00798

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ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS OWNER
TRUSTEE FOR BRAVO RESIDENTIAL
FUNDING TRUST 2021-A,

Plaintiff,

v.

HARRY LEWIS
A/K/A HARRY A. LEWIS
AND LESLEY LEWIS
A/K/A LESLEY R. LEWIS
A/K/A LESLEY R. BLOSSER,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-349

2021 - ED - 42

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Harry Lewis
a/k/a Harry A. Lewis
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Bloomsburg, PA 17815

Lesley Lewis
a/k/a Lesley R. Lewis
a/k/a Lesley R. Blosser
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HLADIK, ONORATO & FEDERMAN, LLP

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Attorneys for Plaintiff
File No. 20-00798

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A/K/A HARRY A. LEWIS
AND LESLEY LEWIS
A/K/A LESLEY R. LEWIS
A/K/A LESLEY R. BLOSSER,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-349

2021 - ED-42

AFFIDAVIT PURSUANT TO RULE 3129.1

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Name:
Harry Lewis
a/k/a Harry A. Lewis

Address:
50 Buckhorn Road
Bloomsburg, PA 17815

Lesley Lewis
a/k/a Lesley R. Lewis
a/k/a Lesley R. Blosser

50 Buckhorn Road
Bloomsburg, PA 17815

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a/k/a Harry A. Lewis

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Bloomsburg, PA 17815

Lesley Lewis
a/k/a Lesley R. Lewis
a/k/a Lesley R. Blosser

50 Buckhorn Road
Bloomsburg, PA 17815

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Irvine, CA 92618

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

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Funding Trust 2021-A, *Plaintiff*

Address:
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Address:
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Bloomsburg, PA 17815

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N/A

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:
Tenant Occupant

Address:
50 Buckhorn Road
Bloomsburg, PA 17815

Commonwealth of PA
Department of Welfare

P.O. Box 2675
Harrisburg, PA 17105

Domestic Relations Section

11 W Main Street
Bloomsburg, PA 17815

Pennsylvania Dept. of Revenue
Inheritance Tax Division

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P.O. Box 280603
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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. § 4904 relating to unsworn falsification to authorities.

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 6/25/2021



-
- ☐ David C. Onorato, Esq., ID No. 41217
☐ Thomas M. Federman, Esq., ID No. 64068
☒ Stephen M. Hladik, Esq., ID No. 66287
☐ Bradley J. Osborne, Esq., ID No. 312169
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL that tract of land situate in the village of Buckhorn, Township of Hemlock, County of Columbia, and State of Pennsylvania, bounded and described as follows:

On the north by lot now or formerly of Miss A. Stecker; on the east by Main Street or public road leading through said Village; on the south by lot formerly of Miriam Reese, now or late of Cyrus Reichard Estate; and on the west by an alley running parallel with said Main Street. Upon which is erected a small dwelling house.

SUBJECT to Notice of Condemnation by Commonwealth of Pennsylvania, Department of Transportation as more fully described in Columbia County Deed Book 297, page 534 and Deed Book 290, page 395.

BEING THE SAME PREMISES which Elizabeth J. Lewis, Widow, by Deed dated December 20, 2000 and recorded on January 2, 2001, in the Columbia County Recorder of Deeds Office as Instrument No. 200100003, granted and conveyed unto Harry Lewis and Lesley Lewis, Husband and Wife.

Being Known as 50 Buckhorn Road, Bloomsburg, PA 17815

Parcel I.D. No. 18 02A04300



HLADIK, ONORATO & FEDERMAN, LLP

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Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Bradley J. Osborne, Esq., ID No. 312169
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 20-00798

WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS OWNER
TRUSTEE FOR BRAVO RESIDENTIAL
FUNDING TRUST 2021-A,

Plaintiff,

v.

HARRY LEWIS
A/K/A HARRY A. LEWIS
AND LESLEY LEWIS
A/K/A LESLEY R. LEWIS
A/K/A LESLEY R. BLOSSER,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-349

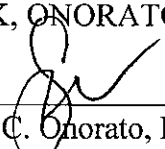
CERTIFICATE OF COMPLIANCE
REGARDING AFFIDAVIT PURSUANT TO RULE 3129.1

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.

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 6/25/2021


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☐ Thomas M. Federman, Esq., ID No. 64068
☐ Stephen M. Hladik, Esq., ID No. 66287
☐ Bradley J. Osborne, Esq., ID No. 312169
Attorney for Plaintiff

COPY

HLADIK, ONORATO & FEDERMAN, LLP

David C. Onorato, Esq., ID No. 41217
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ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS OWNER
TRUSTEE FOR BRAVO RESIDENTIAL
FUNDING TRUST 2021-A,

Plaintiff,

v.

HARRY LEWIS
A/K/A HARRY A. LEWIS
AND LESLEY LEWIS
A/K/A LESLEY R. LEWIS
A/K/A LESLEY R. BLOSSER,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-349

2021-ED-42

AFFIDAVIT PURSUANT TO RULE 3129.1

Wilmington Trust, National Association, not in its individual capacity, but solely as Owner Trustee for BRAVO Residential Funding Trust 2021-A, Plaintiff in the above-captioned action, sets forth as of the date of the Praecipe for Writ of Execution (Mortgage Foreclosure) was filed, the following information concerning the real property situate at 50 Buckhorn Road, Bloomsburg, Township of Hemlock, Columbia County, PA 17815, being more particularly described on Exhibit "A" attached hereto and incorporated by reference:

1. Name and addresses of owner(s) or reputed owner(s):"

Name:
Harry Lewis
a/k/a Harry A. Lewis

Address:
50 Buckhorn Road
Bloomsburg, PA 17815 ✓

Lesley Lewis
a/k/a Lesley R. Lewis
a/k/a Lesley R. Blosser

50 Buckhorn Road
Bloomsburg, PA 17815 ✓

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

Name:
Harry Lewis
a/k/a Harry A. Lewis

Address:
50 Buckhorn Road
Bloomsburg, PA 17815

Lesley Lewis
a/k/a Lesley R. Lewis
a/k/a Lesley R. Blosser

50 Buckhorn Road
Bloomsburg, PA 17815

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

Name:
Wilmington Trust, National Association,
not in its individual capacity, but solely as
Owner Trustee for BRAVO Residential
Funding Trust 2021-A, *Plaintiff*

Address:
c/o Rushmore Loan
Management Services, LLC
15480 Laguna Canyon Road, Suite 100
Irvine, CA 92618

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

Name:
Wilmington Trust, National Association,
not in its individual capacity, but solely as
Owner Trustee for BRAVO Residential
Funding Trust 2021-A, *Plaintiff*

Address:
c/o Rushmore Loan
Management Services, LLC
15480 Laguna Canyon Road, Suite 100
Irvine, CA 92618

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

Name:
Hemlock Municipal Sewer Cooperative

Address:
82 Buckhorn Road
Bloomsburg, PA 17815

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:

N/A

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:
Tenant Occupant

Address:
50 Buckhorn Road
Bloomsburg, PA 17815

Commonwealth of PA
Department of Welfare

P.O. Box 2675
Harrisburg, PA 17105

Domestic Relations Section

11 W Main Street
Bloomsburg, PA 17815 ✓

Pennsylvania Dept. of Revenue
Inheritance Tax Division

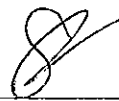
Bureau of Individual Taxes
P.O. Box 280603
Harrisburg, PA 17128 ✓

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. § 4904 relating to unsworn falsification to authorities.

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 6/25/2024



-
- ☐ David C. Onorato, Esq., ID No. 41217
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☐ Bradley J. Osborne, Esq., ID No. 312169
Attorney for Plaintiff

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Being Known as 50 Buckhorn Road, Bloomsburg, PA 17815

Parcel I.D. No. 18 02A04300



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ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS OWNER
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Plaintiff,

v.

HARRY LEWIS
A/K/A HARRY A. LEWIS
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A/K/A LESLEY R. LEWIS
A/K/A LESLEY R. BLOSSER,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-349

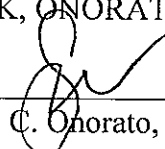
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HLADIK, ONORATO & FEDERMAN, LLP

Date: 6/25/2021


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☐ Stephen M. Hladik, Esq., ID No. 66287
☐ Bradley J. Osborne, Esq., ID No. 312169
Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC.
vs.
HARRY LEWIS (et al.)

Case Number
2021CV349

SHERIFF'S RETURN OF SERVICE

07/09/2021 01:10 PM - DEPUTY JAMES DALTON, 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 LESLEY LEWIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR HARRY LEWIS AT 50 BUCKHORN ROAD, BLOOMSBURG, PA 17815.


JAMES DALTON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 19, 2021

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WILMINGTON TRUST NATIONAL ASSOC.
vs.
LEWIS, HARRY (et al.)

Case Number
2021CV349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

42

Warrant:

Notes: SALE DATE & TIME: 09/15/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: LESLEY LEWIS

Primary Address: 50 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Lesley Lewis

Relation: Self

Date: 07-09-21 Time: 1310

Deputy: 7 Mileage:

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

LEWIS, LESLEY

2021CV349

50 BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

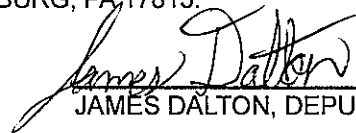


WILMINGTON TRUST NATIONAL ASSOC.
vs.
HARRY LEWIS (et al.)

Case Number
2021CV349

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JAMES DALTON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 19, 2021

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC.
vs.
LEWIS, HARRY (et al.)

Case Number
2021CV349

SERVICE COVER SHEET

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Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

42

Warrant:

Notes: SALE DATE & TIME: 09/15/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: HARRY LEWIS

Primary Address: 50 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Lesley Lewis

Relation: Wife

Date: 07-09-21

Time: 1310

Deputy: 7

Mileage:

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

LEWIS, HARRY

2021CV349

50 BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC.
vs.
LEWIS, HARRY (et al.)

Case Number
2021CV349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 42

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/15/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Denise D. Ottaviani

Primary Address: 116 Frosty Valley Road
Bloomsburg, PA 17815

Phone: 570-784-9310

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Denise Ottaviani

Relation: Henlock Township Tax Collector

Date: 07-12-21

Time: 1323

Deputy: 7

Mileage:

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OTTAVIANI, DENISE D.

2021CV349

116 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WILMINGTON TRUST NATIONAL ASSOC.
vs.
LEWIS, HARRY (et al.)

Case Number
2021CV349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 42

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 09/15/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 50 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Lesley Lewis

Relation: Wife

Date: 07-09-21

Time: 1310

Deputy: 7

Mileage:

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2021CV349

50 BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC.
vs.
LEWIS, HARRY (et al.)

Case Number
2021CV349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 42

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/15/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: HEMLOCK MUNICIPAL SEWER COOPERAT

Primary Address: 82 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 100 School house Rd

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Gary Bittenbender

Relation: Billing agent

Date: 07-09-21 Time: 1315

Deputy: 7 Mileage:

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

HEMLOCK MUNICIPAL SEV

2021CV349

82 BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC.
vs.
LEWIS, HARRY (et al.)

Case Number
2021CV349

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Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 42

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 09/15/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cou

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:

Shelly Feitner

Relation:

Clerk

Date:

07-08-21

Time:

1433

Deputy:

7

Mileage:

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2021CV349

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



WILMINGTON TRUST NATIONAL ASSOC.
vs.
LEWIS, HARRY (et al.)

Case Number
2021CV349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 42

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/15/2021 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: Deb Hower

Relation: Clerk

Date: 07-08-21

Time: 1429

Deputy: 7

Mileage:

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2021CV349

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 07/08/21

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380
BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Sale	Ad ID:	1224572
	Description:	Harry and Lesley Lewis
	Run Dates:	08/25/21 to 09/08/21
	Class:	2
	Agate Lines:	207
	Blind Box:	

Total Ad Cost		\$1,349.15		
Amount Paid		\$0.00		
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	08/25/21	09/08/21	3	\$1,349.15

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021CV349

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, SEPTEMBER 15, 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 tract of land situate in the village of Buckhorn, Township of Hemlock, County of Columbia, and State of Pennsylvania, bounded and described as follows:

On the north by lot now or formerly of Miss A. Stecker, on the east by Main Street or public road leading through said Village; on the south by lot formerly of Miriam Reese, now or late of Cyrus Reichard Estate, and on the west by an alley running parallel with said Main Street. Upon which is erected a small dwelling house.

SUBJECT to Notice of Condemnation by Commonwealth of Pennsylvania, Department of Transportation as more fully described in Columbia County Deed Book 297, page 534 and Deed Book 290, page 395.

BEING THE SAME PREMISES which Elizabeth J. Lewis, Widow, by Deed dated December 20, 2000 and recorded on January 2, 2001, in the Columbia County Recorder of Deeds Office as Instrument No. 200100003, granted and conveyed unto Harry Lewis and Lesley Lewis, Husband and Wife.

Being Known as 50 Buckhorn Road, Bloomsburg, PA 17815

Parcel ID. No. 18 02A04300

PROPERTY ADDRESS: 50 BUCKHORN ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 1802A04300

Seized and taken into execution to be sold as the property of HARRY LEWIS, LESLEY LEWIS in suit of WILMINGTON TRUST 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:
HLADIK ONORATO AND FEDERMAN LLP
NORTH WALES, PA

TIMOTHY T. CHAMBERLAIN Sheriff
Columbia County, Pennsylvania

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

REAL ESTATE TAX CERTIFICATION

Date: 07/08/2021

Fee: \$5.00

Cert. NO: 40197

LEWIS HARRY & LESLEY
50 BUCKHORN ROAD
BLOOMSBURG PA 17815

District: HEMLOCK TWP
Deed: 20010 -0003
Location: 50 BUCKHORN RD
Parcel Id:18 -02A-043-00,000

Assessment: 11,429
Balances as of 07/08/2021

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

By: Columbia Co Sheriff

Per: _____

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS OWNER
TRUSTEE FOR BRAVO RESIDENTIAL
FUNDING TRUST 2021-A,

Plaintiff,

v.

HARRY LEWIS
A/K/A HARRY A. LEWIS
AND LESLEY LEWIS
A/K/A LESLEY R. LEWIS
A/K/A LESLEY R. BLOSSER,

Defendants.

DOCKET NO. 2021-CV-349

2021 - ED - 72

WRIT OF EXECUTION

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:

50 Buckhorn Road, Bloomsburg, within the Township of Hemlock, Columbia
County, PA 17815. (See legal description attached as Exhibit "A")

Amount Due \$ 13,291.14

Plus interest to be added at the *per diem* rate
of \$1.89 from June 2, 2021 through the date
on which the property is sold at Sheriff's sale.

\$

TOTAL

\$

Date: 06-28-2021

Barbara N. Silvestri

Prothonotary

Prothonotary & Clerk of Sev. Courts

By:

Monday in 2024

Lewis

13,219.14
18 02A 04300

REAL ESTATE OUTLINE

ED # 2021ED 42

DATE RECEIVED 6-30-2021
DOCKET AND INDEX 2021 CV 349

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>X</u>	CK# <u>27420</u>

> emailed 7-2-21

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

SALE DATE 9-15-21 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>8-25</u>
2 ND WEEK	<u>9-1</u>
3 RD WEEK	<u>9-5</u>

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC.
vs.
LEWIS, HARRY (et al.)

Case Number
2021CV349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

42

Warrant:

Notes: SALE DATE & TIME: 09/15/2021 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 50 BUCKHORN ROAD
BLOOMSBURG, PA 17815

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: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2021CV349

50 BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021CV349

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, SEPTEMBER 15, 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 tract of land situate in the village of Buckhorn, Township of Hemlock, County of Columbia, and State of Pennsylvania, bounded and described as follows:

On the north by lot now or formerly of Miss A. Stecker; on the east by Main Street or public road leading through said Village; on the south by lot formerly of Miriam Reese, now or late of Cyrus Reichard Estate; and on the west by an alley running parallel with said Main Street. Upon which is erected a small dwelling house.

SUBJECT to Notice of Condemnation by Commonwealth of Pennsylvania, Department of Transportation as more fully described in Columbia County Deed Book 297, page 534 and Deed Book 290, page 395.

BEING THE SAME PREMISES which Elizabeth J. Lewis, Widow, by Deed dated December 20, 2000 and recorded on January 2, 2001, in the Columbia County Recorder of Deeds Office as Instrument No. 200100003, granted and conveyed unto Harry Lewis and Lesley Lewis, Husband and Wife.

Being Known as 50 Buckhorn Road, Bloomsburg, PA 17815

Parcel I.D. No. 18 02A04300

PROPERTY ADDRESS: 50 BUCKHORN ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 1802A04300

Seized and taken into execution to be sold as the property of HARRY LEWIS, LESLEY LEWIS in suit of WILMINGTON TRUST 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:
HLADIK ONORATO AND FEDERMAN LLP
NORTH WALES, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

LEGAL DESCRIPTION

ALL that tract of land situate in the village of Buckhorn, Township of Hemlock, County of Columbia, and State of Pennsylvania, bounded and described as follows:

On the north by lot now or formerly of Miss A. Stecker; on the east by Main Street or public road leading through said Village; on the south by lot formerly of Miriam Reese, now or late of Cyrus Reichard Estate; and on the west by an alley running parallel with said Main Street. Upon which is erected a small dwelling house.

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Being Known as 50 Buckhorn Road, Bloomsburg, PA 17815

Parcel I.D. No. 18 02A04300





Hladik, Onorato
& Federman, LLP
THE HOF LAW GROUP

jmcvittie@hoflawgroup.com
298 Wissahickon Avenue
North Wales, PA 19454
Phone (215)855-9521
Fax (215)855-9121
File No. 20-00798

June 25, 2021

Columbia County Sheriff's Department
35 West Main Street, Bloomsburg, PA 17815

RE: Wilmington Trust, National Association, Trustee v. Lewis
Columbia County Court of Common Pleas No. 2021-CV-349
Property situated at: 50 Buckhorn Road, Bloomsburg, PA 17815

Dear Sir/Madam:

In order to schedule the above referenced property for Sheriffs' Sale enclosed please find the following documents:

- One Original Writ of Execution for each defendant, plus one additional for your file
- A deposit check in the amount of \$1,350.00
- A copy of the 3129.1 Affidavit, the original having been filed with the Prothonotary
- A copy of the Notice of Sale for each Defendant to be served; plus one additional copy
- Instructions for Service for each Defendant and to post the handbill at the property
- An ACT 91 Certification and Affidavit of last known address
- Two (2) copies of the full metes and bounds description.

We will be forwarding the Notices of Sale to the necessary lienholders, and an Affidavit of Service of same will be filed and presented to you prior to sale.

Please feel free to call me if you need any clarification or additional information. Thank you for your cooperation.

Very truly yours,

A handwritten signature in cursive script that reads 'JMcVittie'.
Jessica McVittie, Paralegal

COPY

HLADIK, ONORATO & FEDERMAN, LLP

David C. Onorato, Esq., ID No. 41217
Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Bradley J. Osborne, Esq., ID No. 312169
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 20-00798

WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS OWNER
TRUSTEE FOR BRAVO RESIDENTIAL
FUNDING TRUST 2021-A,

Plaintiff,

v.

HARRY LEWIS
A/K/A HARRY A. LEWIS
AND LESLEY LEWIS
A/K/A LESLEY R. LEWIS
A/K/A LESLEY R. BLOSSER,

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-349

2021 - ED - 42

AFFIDAVIT PURSUANT TO RULE 3129.1

Wilmington Trust, National Association, not in its individual capacity, but solely as Owner Trustee for BRAVO Residential Funding Trust 2021-A, Plaintiff in the above-captioned action, sets forth as of the date of the Praecipe for Writ of Execution (Mortgage Foreclosure) was filed, the following information concerning the real property situate at 50 Buckhorn Road, Bloomsburg, Township of Hemlock, Columbia County, PA 17815, being more particularly described on Exhibit "A" attached hereto and incorporated by reference:

1. Name and addresses of owner(s) or reputed owner(s):"

Name:
Harry Lewis
a/k/a Harry A. Lewis

Address:
50 Buckhorn Road
Bloomsburg, PA 17815

Lesley Lewis
a/k/a Lesley R. Lewis
a/k/a Lesley R. Blosser

50 Buckhorn Road
Bloomsburg, PA 17815

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

Name:
Harry Lewis
a/k/a Harry A. Lewis

Address:
50 Buckhorn Road
Bloomsburg, PA 17815

Lesley Lewis
a/k/a Lesley R. Lewis
a/k/a Lesley R. Blosser

50 Buckhorn Road
Bloomsburg, PA 17815

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

Name:
Wilmington Trust, National Association,
not in its individual capacity, but solely as
Owner Trustee for BRAVO Residential
Funding Trust 2021-A, *Plaintiff*

Address:
c/o Rushmore Loan
Management Services, LLC
15480 Laguna Canyon Road, Suite 100
Irvine, CA 92618

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

Name:
Wilmington Trust, National Association,
not in its individual capacity, but solely as
Owner Trustee for BRAVO Residential
Funding Trust 2021-A, *Plaintiff*

Address:
c/o Rushmore Loan
Management Services, LLC
15480 Laguna Canyon Road, Suite 100
Irvine, CA 92618

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

Name:
Hemlock Municipal Sewer Cooperative

Address:
82 Buckhorn Road
Bloomsburg, PA 17815

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:

N/A

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:
Tenant Occupant

Address:
50 Buckhorn Road
Bloomsburg, PA 17815

Commonwealth of PA
Department of Welfare

P.O. Box 2675
Harrisburg, PA 17105

Domestic Relations Section

11 W Main Street
Bloomsburg, PA 17815

Pennsylvania Dept. of Revenue
Inheritance Tax Division


Bureau of Individual Taxes
P.O. Box 280603
Harrisburg, PA 17128

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. § 4904 relating to unsworn falsification to authorities.

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 06/25/2021



-
- ☐ David C. Onorato, Esq., ID No. 41217
☐ Thomas M. Federman, Esq., ID No. 64068
☒ Stephen M. Hladik, Esq., ID No. 66287
☐ Bradley J. Osborne, Esq., ID No. 312169
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL that tract of land situate in the village of Buckhorn, Township of Hemlock, County of Columbia, and State of Pennsylvania, bounded and described as follows:

On the north by lot now or formerly of Miss A. Stecker; on the east by Main Street or public road leading through said Village; on the south by lot formerly of Miriam Reese, now or late of Cyrus Reichard Estate; and on the west by an alley running parallel with said Main Street. Upon which is erected a small dwelling house.

SUBJECT to Notice of Condemnation by Commonwealth of Pennsylvania, Department of Transportation as more fully described in Columbia County Deed Book 297, page 534 and Deed Book 290, page 395.

BEING THE SAME PREMISES which Elizabeth J. Lewis, Widow, by Deed dated December 20, 2000 and recorded on January 2, 2001, in the Columbia County Recorder of Deeds Office as Instrument No. 200100003, granted and conveyed unto Harry Lewis and Lesley Lewis, Husband and Wife.

Being Known as 50 Buckhorn Road, Bloomsburg, PA 17815

Parcel I.D. No. 18 02A04300



HLADIK, ONORATO & FEDERMAN, LLP

David C. Onorato, Esq., ID No. 41217

Thomas M. Federman, Esq., ID No. 64068

Stephen M. Hladik, Esq., ID No. 66287

Bradley J. Osborne, Esq., ID No. 312169

298 Wissahickon Avenue

North Wales, PA 19454

(215) 855-9521

Attorneys for Plaintiff

File No. 20-00798

WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS OWNER
TRUSTEE FOR BRAVO RESIDENTIAL
FUNDING TRUST 2021-A,

Plaintiff,

v.

HARRY LEWIS

A/K/A HARRY A. LEWIS

AND LESLEY LEWIS

A/K/A LESLEY R. LEWIS

A/K/A LESLEY R. BLOSSER,

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-349

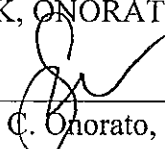
CERTIFICATE OF COMPLIANCE
REGARDING AFFIDAVIT PURSUANT TO RULE 3129.1

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.

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 10/25/2021



☐ David C. Onorato, Esq., ID No. 41217

☐ Thomas M. Federman, Esq., ID No. 64068

☐ Stephen M. Hladik, Esq., ID No. 66287

☐ Bradley J. Osborne, Esq., ID No. 312169

Attorney for Plaintiff



Hladik, Onorato
& Federman, LLP
THE HOF LAW GROUP

jmcvittie@hoflawgroup.com
298 Wissahickon Avenue
North Wales, PA 19454
Phone (215)855-9521
Fax (215)855-9121
File No. 20-00798

June 25, 2021

Columbia County Sheriff's Department
35 West Main Street
Bloomsburg, PA 17815

RE: Wilmington Trust, National Association, Trustee v. Lewis
Columbia County Court of Common Pleas No. 2021-CV-349
Property situated at: 50 Buckhorn Road, Bloomsburg, PA 17815

Dear Sir/Madam:

Our Law Firm represents the Plaintiff in the above entitled matter. On our client's behalf, we have scheduled a Sheriff's Sale of the Mortgaged Premises. In accordance with Pennsylvania statutes, kindly effectuate service of the Notice of Sheriff's Sale and Writ of Execution upon the parties specified below (i.e., upon the persons named or adults in charge of residence):

- Harry Lewis a/k/a Harry A. Lewis
50 Buckhorn Road
Bloomsburg, PA 17815
- Lesley Lewis a/k/a Lesley R. Lewis a/k/a Lesley R. Blosser
50 Buckhorn Road
Bloomsburg, PA 17815
- Handbill – Please Post
50 Buckhorn Road, Bloomsburg, PA 17815
- Please also advertise the Sheriff's Sale

Thank you for your anticipated assistance. Please feel free to contact me if you have any questions.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'J. McVittie'.

Jessica McVittie, Paralegal

HLADIK, ONORATO & FEDERMAN, LLP

David C. Onorato, Esq., ID No. 41217
Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Bradley J. Osborne, Esq., ID No. 312169
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff

File No. 20-00798

WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS OWNER
TRUSTEE FOR BRAVO RESIDENTIAL
FUNDING TRUST 2021-A,

Plaintiff,

v.

HARRY LEWIS
A/K/A HARRY A. LEWIS
AND LESLEY LEWIS
A/K/A LESLEY R. LEWIS
A/K/A LESLEY R. BLOSSER,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-349

2021-ED-42

ACT 91 CERTIFICATION

I, the undersigned attorney for Plaintiff, Wilmington Trust, National Association, not in its individual capacity, but solely as Owner Trustee for BRAVO Residential Funding Trust 2021-A, in the above captioned matter hereby certify subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities that:

- (x) Act 91 procedures have been fulfilled April 21, 2020
- () the premises are not subject to the provisions of Act 91 because
 - () an FHA Mortgage
 - () non-owner occupied
 - () vacant

HLADIK, ONORATO & FEDERMAN, LLP



Date: 6/25/2021

- ☐ David C. Onorato, Esq., ID No. 41217
 - ☐ Thomas M. Federman, Esq., ID No. 64068
 - ☒ Stephen M. Hladik, Esq., ID No. 66287
 - ☐ Bradley J. Osborne, Esq., ID No. 312169
- Attorney for Plaintiff*

SHORT DESCRIPTION

By virtue of Writ of Execution No. 2021-CV-349

Wilmington Trust, National Association, not in its individual capacity, but solely as Owner
Trustee for BRAVO Residential Funding Trust 2021-A (Plaintiff) vs. Harry Lewis a/k/a Harry
A. Lewis and Lesley Lewis a/k/a Lesley R. Lewis a/k/a Lesley R. Blosser (Defendants)

Property Address 50 Buckhorn Road, Bloomsburg, PA 17815

Parcel I.D. No. 18 02A04300

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$13,291.14

Attorney for Plaintiff:	Hladik, Onorato & Federman, LLP
	298 Wissahickon Avenue
	North Wales, PA 19454

Document Receipt

Trans #	18383	Carrier / service:	USPS Server	First-Class Mail®	7/8/2021 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000177884

Doc Ref #: 2021ED42

Postage 5.8600

PITTSBURGH PA 15222

Document Receipt

Trans #	18379	Carrier / service:	USPS Server	First-Class Mail®	7/8/2021 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000177846

Doc Ref #: 2021ED42

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

Trans #	18381	Carrier / service:	USPS Server	First-Class Mail®	7/8/2021 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000177860

Doc Ref #: 2021ED42

Postage 5 8600

HARRISBURG PA 17105

Document Receipt

Trans #	18380	Carrier / service:	USPS Server	First-Class Mail®	7/8/2021 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000177853

Doc Ref #: 2021ED42

Postage 5.8600

HARRISBURG PA 17105-2675

Document Receipt

Trans #	18382	Carrier / service:	USPS Server	First-Class Mail®	7/8/2021 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #:	71901140006000177877
Doc Ref #:	2021ED42
Postage	5.8600

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	18382	Carrier / service:	USPS Server	First-Class Mail®	7/8/2021 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000177877

Doc Ref #: 2021ED42

Postage 5.8600

KING OF PA 19406
PRUSSIA

HLADIK, ONORATO & FEDERMAN, LLP

David C. Onorato, Esq., ID No. 41217
Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Bradley J. Osborne, Esq., ID No. 312169
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 20-00798

WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS OWNER
TRUSTEE FOR BRAVO RESIDENTIAL
FUNDING TRUST 2021-A,

Plaintiff,

v.

HARRY LEWIS
A/K/A HARRY A. LEWIS
AND LESLEY LEWIS
A/K/A LESLEY R. LEWIS
A/K/A LESLEY R. BLOSSER,

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-349

2021 - ED - 42

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Harry Lewis
a/k/a Harry A. Lewis
50 Buckhorn Road
Bloomsburg, PA 17815

Lesley Lewis
a/k/a Lesley R. Lewis
a/k/a Lesley R. Blosser
50 Buckhorn Road
Bloomsburg, PA 17815

Real estate situate at 50 Buckhorn Road, Bloomsburg, Township of Hemlock, Columbia County, PA 17815, as more fully set forth on Exhibit "A" attached hereto, is scheduled to be sold at Sheriff's Sale at:

9:00 AM, on Wednesday, Sept. 15th, 2021

At the Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815, to enforce the Court Judgment of \$13,291.14 (plus any additional interest and costs) obtained by Wilmington Trust, National Association, not in its individual capacity, but solely as Owner Trustee for BRAVO Residential Funding Trust 2021-A, against you.

6. You may be entitled to a share of the money which was paid for your house. A Schedule of Distribution of the money bid for your house will be filed by the Sheriff on or before thirty (30) days from the date of Sheriff's Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after filing the Schedule of Distribution.
7. You may also have other rights and defenses, or ways of getting your property 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, 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:

**COLUMBIA COUNTY LAWYER REFERRAL SERVICE
NORTH PENN LEGAL SERVICES
168 E. 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

HLADIK, ONORATO & FEDERMAN, LLP

Date: 6/25/2021


☐ David C. Onorato, Esq., ID No. 41217
☐ Thomas M. Federman, Esq., ID No. 64068
☒ Stephen M. Hladik, Esq., ID No. 66287
☐ Bradley J. Osborne, Esq., ID No. 312169
Attorney for Plaintiff

HLADIK, ONORATO & FEDERMAN, LLP

David C. Onorato, Esq., ID No. 41217
Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Bradley J. Osborne, Esq., ID No. 312169
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 20-00798

WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS OWNER
TRUSTEE FOR BRAVO RESIDENTIAL
FUNDING TRUST 2021-A.

Plaintiff.

v.

HARRY LEWIS
A/K/A HARRY A. LEWIS
AND LESLEY LEWIS
A/K/A LESLEY R. LEWIS
A/K/A LESLEY R. BLOSSER,

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

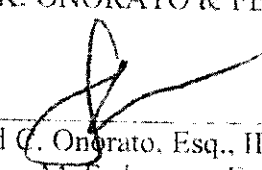
DOCKET NO. 2021-CV-349

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within 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 party 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.

HLADIK, ONORATO & FEDERMAN, LLP

Date: 7/2/2021


☒ David C. Onorato, Esq., ID No. 41217
☐ Thomas M. Federman, Esq., ID No. 64068
☒ Stephen M. Hladik, Esq., ID No. 66287
☐ Bradley J. Osborne, Esq., ID No. 312169
Attorney for Plaintiff

IN THE IN COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS OWNER
TRUSTEE FOR BRAVO RESIDENTIAL
FUNDING TRUST 2021-A,

Plaintiff,

v.

HARRY LEWIS
A/K/A HARRY A. LEWIS
LESLEY LEWIS
A/K/A LESLEY R. LEWIS A/K/A LESLEY
R. BLOSSER,

Defendants.

DOCKET NO. 2021-CV-349

FILED
PROTHONOTARY
2021 JUN -7 A 9:57
CLERK OF COURTS
COUNTY OF COLUMBIA

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF MONTGOMERY :

I, being duly sworn according to law, depose and say that I am over the age of eighteen (18) years and competent to make this Affidavit and the following averments are based upon investigations made. Defendant, Harry Lewis, is over eighteen (18) years of age and resides at 50 Buckhorn Road, Bloomsburg, PA 17815. Defendant, Lesley Lewis, is over eighteen (18) years of age and resides at 50 Buckhorn Road, Bloomsburg, PA 17815. Defendants are not presently in the Military or Naval Services of the United States or its Allies, or otherwise within the provisions of the *Soldier's and Sailor's Civil Relief Act of Congress of 1940* as amended per the attached search. Copies of military searches are attached hereto and marked as Exhibit "A."

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 1st DAY OF
June, 2021.

Jessica McVittie
NOTARY PUBLIC

David G. Onorato, Esq., ID No. 41217
Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Bradley J. Osborne, Esq., ID No. 312169
Attorney for Plaintiff

Commonwealth of Pennsylvania - Notary Seal
JESSICA MCVITTIE - Notary Public
Montgomery County
My Commission Expires Jan 11, 2022
Commission Number 1186033

EXHIBIT “A”



Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-1668
Birth Date:
Last Name: LEWIS
First Name:
Middle Name:
Status As Of: Jun-01-2021
Certificate ID: 2TJNPYPYNZGSBYK

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



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-0179
Birth Date:
Last Name: LEWIS
First Name:
Middle Name:
Status As Of: Jun-01-2021
Certificate ID: N0SFV8CZ0FV7P6K

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

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



71901140006000177877

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
1150 FIRST AVENUE
SUITE 1001
KING OF PRUSSIA PA 19406

HLADIK ONORATO AND FEDERMAN, LLP
DEFAULT SERVICES ACCOUNT
298 WISSAHICKON AVE.
NORTH WALES, PA 19454

TD BANK
AMERICA'S MOST CONVENIENT BANK

27420

3-180/380
325

CHECK AMOUNT

DATE

AMOUNT

06/25/2021

*****1,350.00

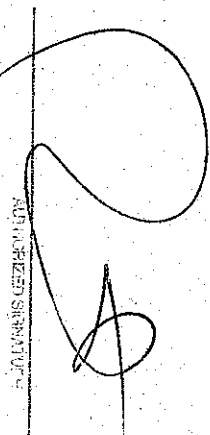
PAY

One Thousand Three Hundred Fifty and 00/100*****

TO THE
ORDER
OF

Columbia County Sheriff's Office
35 W. Main Street
P.O. Box 380
Bloomsburg, PA 17815
2021-CV-349 / 50 Buckhorn Road / Lewis Sale Deposit

⑆027420⑆ ⑆036001808⑆ 4270962553⑆


AUTHORIZED SIGNATURE

Details on Back.

Photo Safe Deposit®