

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC  
vs.  
CHANDLER HIRLEMAN (et al.)

Case Number  
2020CV175

## PROPERTY ADDRESS

6215 4TH STREET, BLOOMSBURG, PA 17815

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
03/15/2021	Advance Fee	Advance Fee	47403	\$0.00	\$1,350.00
03/15/2021	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/15/2021	Advertising Sale Bills & Copies			\$17.50	\$0.00
03/15/2021	Crying Sale			\$10.00	\$0.00
03/15/2021	Docketing			\$15.00	\$0.00
03/15/2021	Levy			\$15.00	\$0.00
03/15/2021	Mailing Costs			\$24.00	\$0.00
03/15/2021	Posting Handbill			\$15.00	\$0.00
03/15/2021	Press Enterprise Inc.			\$2,026.40	\$0.00
03/15/2021	Sheriff Automation Fund			\$50.00	\$0.00
03/15/2021	Web Posting			\$100.00	\$0.00
04/19/2021	Continued or Cancelled Sale	Postponed to: 7/28/2021		\$10.00	\$0.00
05/11/2021	Service			\$165.00	\$0.00
05/11/2021	Service Mileage			\$10.00	\$0.00
05/11/2021	Surcharge			\$176.00	\$0.00
05/11/2021	Tax Claim Search			\$5.00	\$0.00
05/11/2021	Copies			\$5.50	\$0.00
05/11/2021	Notary Fee			\$15.00	\$0.00
				<b>\$2,674.40</b>	<b>\$1,350.00</b>
<b>TOTAL BALANCE:</b>				<b>\$(1,324.40)</b>	

## Timothy Chamberlain

---

**From:** Timothy Chamberlain  
**Sent:** Thursday, May 12, 2022 10:00 AM  
**To:** 'Nicholas Gentile'  
**Subject:** RE: Property: 6215 Old Berwick Road a/k/a 6215 4th Street Bloomsburg, PA 17815  
Docket Number: 2020-CV-175 Case: PA201900001525-1

I will return the most recent writ and await payment of costs for the previous writ.

Timothy T. Chamberlain  
Sheriff of Columbia County  
PO Box 380  
Bloomsburg, PA 17815  
Ph: 570-389-5622  
Fax: 570-389-5625



---

**From:** Nicholas Gentile <ngentile@sterneisenberg.com>  
**Sent:** Thursday, May 12, 2022 8:13 AM  
**To:** Timothy Chamberlain <tchamberlain@cumbiapa.org>  
**Cc:** CALink <CALink@sterneisenberg.com>  
**Subject:** Property: 6215 Old Berwick Road a/k/a 6215 4th Street Bloomsburg, PA 17815 Docket Number: 2020-CV-175  
Case: PA201900001525-1

Good Morning Timothy,

I spoke with you yesterday regarding the funds owed to you iao \$1,324.40 for the above referenced file. You had indicated you have our new writ package and will not set a new sale date until the funds have been received. I have followed up with our AP department as the check was requested on 04/18/2022 when you spoke with my supervisor regarding this amount. Our AP department advised the check cannot be cut until our client provides either approval or payment of said funds. I have followed up with our client regarding this and will get the check out to you as soon as possible, however we are at the mercy of our client. This file also recently went on hold for a loan modification so can you please return the writ package to our office as we do not currently want to list it for sale at this time. Can you please advise at your earliest convenience. Thank you!

Thank you,

Nicholas Gentile

**Paralegal, Stern & Eisenberg**

[ngentile@sterneisenberg.com](mailto:ngentile@sterneisenberg.com) | [sterneisenberg.com](http://sterneisenberg.com)

1581 Main Street, Suite 200, Warrington, PA 18976

Phone (215) 572-8111 Ext. 1142 | Fax (215) 572-5025

\*not admitted to practice law

# Stern & Eisenberg

**About Stern & Eisenberg:** Stern & Eisenberg is a full-service law firm providing legal services to our clients located throughout the country. For more information on the types of services we offer please visit our website at [www.sterneisenberg.com](http://www.sterneisenberg.com)

A portion of our practice involves the collection of debts. Pursuant to the Fair Debt Collection Practices Act, you are advised this office may be attempting to collect a debt against you and any information obtained will be used for that purpose. If you have received a discharge in bankruptcy, and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but solely as part of the enforcement of the mortgage/lien against real property.

**Confidentiality Notice:** This email, including attachments, contains information that is confidential, privileged and exempt from disclosure under applicable law. This information is protected by the attorney-client privilege and is intended solely for the use of the identified recipients. Unintended transmission does not constitute a waiver of the attorney-client or any other privilege. If you receive this communication in error, please immediately notify this law office by reply email and permanently delete the original, any printouts and reproductions of this email and attachments hereto. If you are not the intended recipient, you are hereby notified that the unauthorized use, dissemination, distribution or reproduction of this email and attachments is strictly prohibited and may be unlawful.

**Wire Fraud Warning:** Wire fraud and email hacking/phishing attacks are on the increase. If you have an escrow or closing transaction with us and you receive an email containing Wire Transfer Instructions, do not respond to the email. Instead, call us immediately, using previously known contact information and NOT information provided in the email, to verify the information prior to sending funds. If you have received new wiring instructions, please notify the firm immediately by phone to confirm. Stern & Eisenberg does not alter its wiring instructions.

STERN & EISENBERG, PC

1581 MAIN STREET, SUITE 200

THE SHOPS AT VALLEY SQUARE

WARRINGTON, PA 18976

TELEPHONE: (215) 572-8111

FACSIMILE: (215) 572-5025

July 2, 2021

VIA TELECOPY TO: 570-389-5625

Sheriff's Office of Columbia

35 West Main Street

Bloomsburg, PA 17815

RE: PMIT REI 2021-B LLC v. Chandler Hirleman and Tara Hirleman

C.C.P. Columbia COUNTY NO. 2020-CV-175

Premises: 6215 Old Berwick Road a/k/a 6215 4th Street, Bloomsburg, PA 17815

Dear Sir or Madam:

Kindly STAY the sheriff's sale scheduled for July 28, 2021 for the above referenced Premises.

No consideration has been received in this matter.

Thank you.

Very truly yours,

Brandi Porter

Legal Assistant

STERN & EISENBERG PC

COLUMBIA COUNTY SHERIFF'S OFFICE  
PO BOX 380  
PH 570-389-5622 | FAX 570-389-5625  
www.sheriffofcolumbiacounty.com

# fax

TO: Brandi Porter

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: July 2, 2021

RE: Chandler Hirleman

CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$1,324.40.

# TX Result Report

P 1  
07/02/2021 11:01  
Serial No. A6VF011029028  
TC:00119280

Addressee	Start Time	Time	Prints	Result	Note
912155725025	07-02 11:00	00:01:07	002/002	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused  
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full  
NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX  
FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

COLUMBIA COUNTY SHERIFF'S OFFICE  
PO BOX 380  
PH 570-389-5622 | FAX 570-389-5625  
www.sheriffcolumbiacounty.com

## fax

TO: Brandi Porter FROM: Sheriff Timothy Chamberlain  
FAX: PAGES: 2  
PHONE: DATE: July 2, 2021  
RE: Chandler Hirleman CC:  
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$1,324.40.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
U.S. BANK TRUST NATIONAL ASSOC

vs.

**Defendant**  
CHANDLER HIRLEMAN  
TARA HIRLEMAN

**Attorney for the Plaintiff:**

STERN & EISENBERG, PC  
1581 MAIN STREET  
SUITE 200  
WARRINGTON, PA 18976

**Sheriff's Sale Date:** Wednesday, July 28, 2021

**Writ of Execution No. :** 2020CV175

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 6215 4TH STREET, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$24.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$2,026.40
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$100.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Continued or Cancelled Sale	Postponed to: 7/28/2021	\$10.00
Service		\$165.00
Service Mileage		\$10.00
Surcharge		\$176.00
Tax Claim Search		\$5.00
Copies		\$5.50
Notary Fee		\$15.00
Distribution Form		\$25.00

**Total Sheriff Costs** **\$2,869.40**

## Distribution Costs

Recording Fees **\$74.75**

**Total Distribution Costs** **\$74.75**

**Grand Total:** **\$2,944.15**

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

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Brandon Eyerly being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

**SHERIFF'S SALE**  
**Re: Victim of a Wild Card Loan (Borrower's Foreclosure)**  
**No. 2020CV175**

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, MAY 26, 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 and the manner and distribution of the proceeds will be made in accordance with the schedule on (10) day after the said sale, unless otherwise ordered by the Court.

**LEGAL DESCRIPTION (Circulate in full):**  
ALL THOSE CERTAIN tracts of land situate in the Township of South Centre, County of Columbia and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

**TRACT NO. 1:**  
BEGINNING at the Southwest corner of lot now or late of Myron L. Low, on the Northernly side of Public Road leading from Bloomsburg to Bloomsburg, thence in a Northernly direction along said lot, a distance of one hundred seventy-five (175) feet to an alley, thence in a Westerly direction along said alley, a distance of seventy (70) feet to corner or lot now or late of Harry E. Warman and James E. Warman (formerly Myron L. Low), thence in a Southerly direction along land now or late of Harry E. Warman and James E. Warman, a distance of one hundred seventy-five (175) feet to a road, and thence in an Easterly direction along said road, a distance of seventy (70) feet to the place of beginning, CONTAINING about forty-five (45) perches of land.

**TRACT NO. 2:**  
BEGINNING at the Southwest corner of lot now or late of Harry E. Warman, on the North side of public road leading from Bloomsburg to Bloomsburg, thence East along said road, a distance of one hundred seventy-five (175) feet to an alley, thence North by said road one hundred seventy-five (175) feet to an alley, thence North by said road one hundred seventy-five (175) feet to the place of beginning, HAVING ERECTED THEREON a Residential Dwelling, garage and other improvements.

**TRACT NO. 3:**  
BEGINNING at a point one hundred and fifteen (115) feet West of land now or late of M. L. Low, on the North side of public road leading from Bloomsburg to Bloomsburg, thence North parallel with land now or late of M. L. Low, one hundred seventy-five (175) feet to an alley, which is to be opened up to a width of sixteen (16) feet by John E. Shuman, thence West by said alley, along parallel with said alley, seventy (70) feet to a corner, which is to be opened up to a width of thirty-three (33) feet by John E. Shuman, thence South by said road, one hundred seventy-five (175) feet to said public road and thence East along said public road, seventy (70) feet to the place of beginning, CONTAINING about forty-five (45) perches of land.

**TRACT NO. 4:**  
BEGINNING at a point on the North side of public highway leading from Bloomsburg to Bloomsburg, part of the beginning being the Northwestern corner of this land now or late of Raymond Kelly formerly owned by M. L. Low and land now or late of Myron P. Shuman, thence along the land now or late of Raymond Kelly, South 25 degrees East, one hundred thirty-five and eightieths (145 8/10) feet to a corner of land now or late of Sheldon F. Day, thence along land now or late of Sheldon F. Day, South 67 degrees 45 minutes East, one hundred thirty-five and eightieths (145 8/10) feet to a corner, and corner being a thirty-three (33) foot alley, thence through land now or late of Myron P. Shuman, North 25 degrees West, one hundred thirty-five and eightieths (145 8/10) feet to a corner, thence along land now or late of Myron P. Shuman, North 67 degrees 45 minutes East, one hundred thirty-five and eightieths (145 8/10) feet to the place of beginning.

**BEING THE SAME INTERESTS AS Richard D. Robertson and Gail L. Robertson, by David dated September 27, 2002, and recorded on December 16, 2002, by the Columbia County Recorder of Deeds on instrument No. 20020715, granted and conveyed unto Chandler Hirleman and Tara Hirleman as tenants by the Entireties (BENEFICIARY AND UNDERTAKEN AS 6215-4th Street Bloomsburg, PA 17815, TAX PARCEL NO. 12 0380400).**

**PROPERTY ADDRESS: 6215 4TH STREET, BLOOMSBURG, PA 17816**  
**LR / 304 PARCEL NUMBER: 12 0380400**  
**COLUMBIA COUNTY SHERIFF'S SALE - Case No. 2020CV175**

Said and taken into execution to be sold as the property of CHANDLER HIRLEMAN, TARA HIRLEMAN in suit of U.S. BANK 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 cashiers 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, cashiers check, MONEY ORDER, or by wire transfer to the County of Columbia, Pennsylvania, Treasurer's Office.

**TAX 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 FUNDING IS 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's Office shall use the bid for the bid amount without a resale of the property, or to sell 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 due without a resale of the property, but not be repaid against any claims 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 otherwise written notice otherwise, signed by an authorized representative of the Plaintiff.

Attorney for the Plaintiff:  
STERN & SONS, INC.  
WARRINGTON, PA 17166-5711

TIMOTHY T. CHAMBERLAIN, Sheriff  
Columbia County, Pennsylvania

Ad Text: CHANDLER & TARA HIRLEMAN SALE

Date(s) Published: 5/5/2021, 5/12/2021, 5/19/2021

Sworn and subscribed to before me

this 20 day of MAY 2021.

(Notary Public)

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

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

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





LAW OFFICES  
**Stern & Eisenberg**  
*www.sterneisenberg.com*

1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976  
Telephone: (215) 572-8111  
Facsimile: (215) 572-5025

April 19, 2021

VIA TELECOPY TO: (570) 389-5625  
Sheriff's Office of Columbia  
35 West Main Street  
Bloomsburg, PA 17815

RE: UMB Bank, National Association, not in its individual capacity, but solely as Legal Title  
Trustee for LVS Title Trust 2018-3 v. Chandler Hirlman and Tara Hirlman  
Docket No. 2020-CV-175  
Premises: 6215 Old Berwick Road a/k/a 6215 4th Street, Bloomsburg, PA 17815

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for April 28, 2021 to July 28, 2021 for the  
above referenced Premises.

Thank you for your consideration.

Very truly yours,

*/s/ Jessica Alberts*  
STERN & EISENBERG PC

COPY

April 19, 2021

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

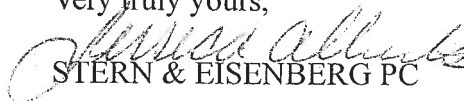
RE: UMB Bank, National Association, not in its individual capacity, but solely as Legal Title  
Trustee for LVS Title Trust 2018-3 v. Chandler Hirleman and Tara Hirleman  
Docket No. 2020-CV-175  
Writ # or Sale # N/A  
Premises: 6215 Old Berwick Road a/k/a 6215 4th Street, Bloomsburg, PA 17815

Dear Sir or Madam:

Enclosed please find a Notice of the Date of Continued Sheriff's Sale / Certificate of Filing in  
connection with the above referenced matter to be filed by your office.

Thank you for your consideration to this matter.

Very truly yours,

  
STERN & EISENBERG PC

Enclosure

Andrew J. Marley, Esquire  
Kenya Bates, Esquire  
Edward J. McKee, Esquire  
Steven P. Kelly, Esquire  
Jessica N. Manis, Esquire  
Daniel P. Jones, Esquire  
Stern & Eisenberg, PC  
1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976  
Phone: (215) 572-8111  
Fax: (215) 572-5025

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

UMB Bank, National Association, not in its  
individual capacity, but solely as Legal Title Trustee  
for LVS Title Trust 2018-3

Docket No.: 2020-CV-175

v.

Chandler Hirleman and Tara Hirleman

**Notice of the Date of Continued Sheriff's Sale**

The sheriff's sale scheduled for April 28, 2021 at 09:00 PM in the above-captioned matter has  
been continued to July 28, 2021 at 09:00 PM.

**Certificate of Filing**

On or about April 19, 2021, I filed with the Prothonotary of Columbia a copy of the Notice of  
the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: April 19, 2021

STERN & EISENBERG, P.C.

By: 

- ☐ Jessica N. Manis, Esquire
- ☒ Edward J. McKee, Esquire
- ☐ Andrew J. Marley, Esquire

**CERTIFICATE OF COMPLIANCE**

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

Submitted by: Plaintiff

Signature: 

Name: Edward J. McKee

Attorney No. (if applicable): 316721

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC  
vs.  
CHANDLER HIRLEMAN (et al.)

Case Number  
2020CV175

## SHERIFF'S RETURN OF SERVICE

04/22/2021 02:26 PM - DEPUTY MICHAEL BEYER, 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 6215 4TH STREET, BLOOMSBURG, PA 17815.

  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

April 23, 2021

## NOTARY

Affirmed and subscribed to before me this

23RD day of APRIL, 2021

Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK TRUST NATIONAL ASSOC  
vs.  
HIRLEMAN, CHANDLER (et al.)

Case Number  
2020CV175

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/26/2021 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 6215 4TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge:

Relation:

Date:

4/22/21

Time:

2:26

Deputy: 5

*[Signature]*

Mileage:

### Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone: 1-215-572-8111

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2020CV175

6215 4TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION



LAW OFFICES  
**Stern & Eisenberg**  
*www.sterneisenberg.com*

1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976  
Telephone: (215) 572-8111  
Facsimile: (215) 572-5025

April 19, 2021

VIA TELECOPY TO: (570) 389-5625  
Sheriff's Office of Columbia  
35 West Main Street  
Bloomsburg, PA 17815

RE: UMB Bank, National Association, not in its individual capacity, but solely as Legal Title  
Trustee for LVS Title Trust 2018-3 v. Chandler Hirleman and Tara Hirleman  
Docket No. 2020-CV-175  
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Dear Sir or Madam:

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above referenced Premises.

Thank you for your consideration.

Very truly yours,

*/s/ Jessica Alberts*  
STERN & EISENBERG PC

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK TRUST NATIONAL ASSOC  
vs.  
CHANDLER HIRLEMAN (et al.)

Case Number  
2020CV175

## SHERIFF'S RETURN OF SERVICE

03/19/2021 01:16 PM - SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: TARA HIRLEMAN AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380 , BLOOMSBURG, PA 17815.

  
JAMES ARTER, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 22, 2021

## NOTARY

Affirmed and subscribed to before me this

22ND day of MARCH, 2021

Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

(c) CountySmile Sheriff, Telesoft, Inc



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC  
vs.  
HIRLEMAN, CHANDLER (et al.)

Case Number  
2020CV175

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 5

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/26/2021 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

570.336.9346

### Serve To:

Name: TARA HIRLEMAN

Primary Address: 6215 4TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 6215 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: TARA

Relation: Def

Date: 3-19-21

Time:

Deputy: 12

Mileage:

### Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone: 1-215-572-8111

### Service Attempts:

Date:	3/16/21	3/18/21	3/19/21			
Time:	1:59	09:13	11:20			
Mileage:						
Deputy:	4	42	4	4	5	6

### Service Attempt Notes:

1. L/C
2. CALLED - L/M
3. CALLED w/ TARA - will pick up
- 4.
- 5.
- 6.

HIRLEMAN, TARA

2020CV175

6215 4TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK TRUST NATIONAL ASSOC  
vs.  
HIRLEMAN, CHANDLER (et al.)

Case Number  
2020CV175

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 5

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/26/2021 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 6215 4TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: Columbia County Sheriff's Office

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: TARA HIRLEMAN

Relation: OWNER

Date: 3-19-21

Time: 1430

Deputy: 12

Mileage:

### Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone: 1-215-572-8111

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

### Service Attempt Notes:

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OCCUPANT

2020CV175

6215 4TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC  
vs.  
CHANDLER HIRLEMAN (et al.)

Case Number  
2020CV175

## SHERIFF'S RETURN OF SERVICE

03/16/2021 02:30 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: CHANDLER HIRLEMAN AT 329 WEST 3RD STREET, MIFFLINVILLE, PA 18631.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 17, 2021

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK TRUST NATIONAL ASSOC  
vs.  
CHANDLER HIRLEMAN (et al.)

Case Number  
2020CV175

## SHERIFF'S RETURN OF SERVICE

03/16/2021 02:30 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: CHANDLER HIRLEMAN AT 329 WEST 3RD STREET, MIFFLINVILLE, PA 18631.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 17, 2021

## NOTARY

Affirmed and subscribed to before me this

17TH day of MARCH, 2021

Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

(c) CountySuite Sheriff, Telecoast, Inc.

ED5

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC  
vs.  
CHANDLER HIRLEMAN (et al.)

Case Number  
2020CV175

## SHERIFF'S RETURN OF SERVICE

03/16/2021 02:30 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: CHANDLER HIRLEMAN AT 329 WEST 3RD STREET, MIFFLINVILLE, PA 18631.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 17, 2021

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

REAL ESTATE TAX CERTIFICATION

Date: 03/16/2021

Fee: \$5.00

Cert. NO: 39430

HIRLEMAN CHANDLER & TARA  
6215 FOURTH STREET  
BLOOMSBURG PA 17815

District: CENTRE SOUTH TWP  
Deed: 20021 -2175  
Location: 6215 FOURTH ST  
Parcel Id:12 -03B-004-00,000

Assessment: 38,734  
Balances as of 03/16/2021

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By:

*Co County Sheriff*

Per:

\_\_\_\_\_

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC  
vs.  
HIRLEMAN, CHANDLER (et al.)

Case Number  
2020CV175

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 5

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/26/2021 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**SEWED -**  
329 W. 3RD ST. MIFFLINVILLE PA 18631

### Serve To:

Name: CHANDLER HIRLEMAN

Primary Address: 6215 4TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 6215 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: CHANDLER HIRLEMAN

Relation: DEF

Date: 3/14/21

Time: 1430

Deputy: 4

Mileage:

### Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone: 1-215-572-8111

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:	1	2	3	4	5

### Service Attempt Notes:

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HIRLEMAN, CHANDLER

2020CV175

6215 4TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC  
vs.  
HIRLEMAN, CHANDLER (et al.)

Case Number  
2020CV175

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 5

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/26/2021 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road  
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

JEIDI RITTER

Relation:

CLERK

Date:

3/16/21

Time:

1507

Deputy:

4

Mileage:

### Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone: 1-215-572-8111

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

1	2	3	4	5	6

### Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2020CV175

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC  
vs.  
HIRLEMAN, CHANDLER (et al.)

Case Number  
2020CV175

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 5

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/26/2021 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Linda J. Fedder

Primary Address: 6390 Third Street  
Bloomsburg, PA 17815

Phone: 570-784-0219 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge: Box - Side Door

Relation:

Date: 3/16/21

Time: 1417

Deputy: 4

Mileage:

### Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone: 1-215-572-8111

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:	1	2	3	4	5

### Service Attempt Notes:

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FEDDER, LINDA J.

2020CV175

6390 THIRD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC  
vs.  
HIRLEMAN, CHANDLER (et al.)

Case Number  
2020CV175

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 5

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/26/2021 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: KATY ANDERSON

Relation: CREEK

Date: 3/16/21

Time: 1557

Deputy: 4

Mileage:

### Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone: 1-215-572-8111

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:	1	2	3	4	5

### Service Attempt Notes:

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DOMESTIC RELATIONS OF 2020CV175 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

U.S. BANK TRUST NATIONAL ASSOC  
vs.  
HIRLEMAN, CHANDLER (et al.)

Case Number  
2020CV175

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 5

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/26/2021 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Lynn Dickson

Relation: Clerk

Date: 3/14/21

Time: 1600

Deputy: 4

Mileage:

### Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone: 1-215-572-8111

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

### Service Attempt Notes:

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COLUMBIA COUNTY TAX C

2020CV175

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
WARRINGTON, PENNSYLVANIA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

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

U.S. Bank Trust National Association, not in its  
individual capacity, but solely as trustee of  
Citigroup Mortgage Loan Trust 2018-C  
(Plaintiff)

v.

Chandler Hirleman and Tara Hirleman  
(Defendants)

Civil Action: 2020-CV-175  
2021-ED-5

**MORTGAGE FORECLOSURE**

**WAIVER OF WATCHMAN**

Any deputy sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or 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.

STERN & EISENBERG, PC

By: 

Kenya Bates, Esquire  
Attorney for Plaintiff

Now, this \_\_\_\_ day of March, 2021, the Sheriff is hereby released from all liability to liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

STERN & EISENBERG, PC

By: 

Kenya Bates, Esquire  
Attorney for Plaintiff

STERN & EISENBERG, PC  
 1581 MAIN STREET, SUITE 200  
 THE SHOPS AT VALLEY SQUARE  
 WARRINGTON, PA 18976  
 TELEPHONE: (215) 572-8111  
 FACSIMILE: (215) 572-5025  
 (COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
 FOR COLUMBIA COUNTY

U.S. Bank Trust National Association, not in its  
 individual capacity, but solely as trustee of  
 Citigroup Mortgage Loan Trust 2018-C  
 Plaintiff

Civil Action No. : 2020-CV-175

v.

MORTGAGE FORECLOSURE

Chandler Hirleman and Tara Hirleman  
 Defendants

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF BUCKS

:

I, the undersigned, being duly sworn according to law, deposes and says, to the best of his knowledge, information and belief, with respect to Defendant, Chandler Hirleman:

1. His last-known address is 329 West 3<sup>rd</sup> Street, Mifflinville, PA 18631;
2. He is over the age of twenty-one; and
3. He is not now nor has been within the last three hundred sixty-six days in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.

Sworn and subscribed before me  
 this 13<sup>th</sup> day of December, 2020.

STERN & EISENBERG, PC

Notary Public

By:

Jessica N. Manis, Esquire  
 Attorney ID No. 318705  
 Attorney for Plaintiff

COMMONWEALTH OF PENNSYLVANIA  
 NOTARIAL SEAL  
 JESSICA J. ALBERTS, Notary Public  
 Warrington Township, Bucks County  
 My Commission Expires April 13, 2021

## Department of Defense Manpower Data Center

Results as of: Dec-23-2020 07:21:04 AM

SCRA 5.8



# Status Report

## Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-0227  
 Birth Date:  
 Last Name: HIRLEMAN  
 First Name: CHANDLER  
 Middle Name:  
 Status As Of: Dec-23-2020  
 Certificate ID: TR5TFN76YH2CM29

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 individual's 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

STERN & EISENBERG, PC  
 1581 MAIN STREET, SUITE 200  
 THE SHOPS AT VALLEY SQUARE  
 WARRINGTON, PA 18976  
 TELEPHONE: (215) 572-8111  
 FACSIMILE: (215) 572-5025  
 (COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
 FOR COLUMBIA COUNTY

U.S. Bank Trust National Association, not in its  
 individual capacity, but solely as trustee of  
 Citigroup Mortgage Loan Trust 2018-C  
 Plaintiff

Civil Action No. : 2020-CV-175

v.

MORTGAGE FORECLOSURE

Chandler Hirleman and Tara Hirleman  
 Defendants

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF BUCKS

:

I, the undersigned, being duly sworn according to law, deposes and says, to the best of his knowledge, information and belief, with respect to Defendant, Tara Hirleman:

1. Her last-known address is 6215 Old Berwick Road, Bloomsburg, PA 17815;
2. She is over the age of twenty-one; and
3. She is not now nor has been within the last three hundred sixty-six days in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.

Sworn and subscribed before me  
 this 13<sup>th</sup> day of December, 2020.

STERN & EISENBERG, PC

Notary Public

By:

Jessica N. Manis, Esquire  
 Attorney ID No. 318705  
 Attorney for Plaintiff

COMMONWEALTH OF PENNSYLVANIA  
 NOTARIAL SEAL  
 JESSICA J. ALBERTS, Notary Public  
 Warrington Township, Bucks County  
 My Commission Expires April 13, 2021

## Department of Defense Manpower Data Center

Results as of: Dec-23-2020 07:21:04 AM

6CRA 5.6



### Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-8470  
 Birth Date:  
 Last Name: HIRLEMAN  
 First Name: TARA  
 Middle Name:  
 Status As Of: Dec-23-2020  
 Certificate ID: RQV8TQHQB3M0DHY

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 individual's 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



# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

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

Proof of Ad 03/15/21

Account:

Name:  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**  
Address: **PO BOX 380**  
**BLOOMSBURG, PA 17815**  
Telephone: **(570) 389-5622**

Ad ID: **1216167**  
Description: **CHANDLER & TARA**  
**HIRLEMAN SALE**  
Run Dates: **05/05/21 to 05/19/21**  
Class: **2**  
Agate Lines: **312**  
Blind Box:

**Total Ad Cost \$2,026.40**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	05/05/21	05/19/21	3	\$2,026.40

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. 2020CV175**

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, MAY 26, 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 THOSE CERTAIN tracts of land, situate in the Township of South Centre, County of Columbia and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

TRACT NO. 1:  
BEGINNING at the Southwest corner of lot now or late of Myron L. Low, on the Northernly side of Public Road leading from Berwick to Bloomsburg, thence in a Northernly direction along said lot, a distance of one hundred seventy-five (175) feet to an alley, thence in a Westerly direction along said alley, a distance of seventy (70) feet to corner or lot now or late of Harry E. Wertman and Jennie E. Wertman (formerly Myron L. Low) thence in a Southerly direction along land now or late of Harry E. Wertman and Jennie E. Wertman, a distance of one hundred seventy-five (175) feet to a said public road, and thence in an Easterly direction along said public road, a distance of seventy (70) feet to the place of beginning, CONTAINING about forty-five (45) perches of land.

TRACT NO. 2:  
BEGINNING at the Southeast corner of lot now or late of Harry E. Wertman, on the North side of public road leading from Berwick to Bloomsburg, thence East along said public road forty-five (45) feet to land now or late of George L. Low, thence North by said land one hundred seventy-five (175) feet to an alley, thence West by said alley, forty-three (43) feet to land now or late of Harry L. Wertman, thence South by said land, one hundred seventy-five (175) feet to the public road or place of beginning, HAVING ERECTED THEREON a Residential Dwelling, garage and other improvements.

TRACT NO. 3:  
BEGINNING at a point one hundred and fifteen (115) feet West of land now or late of M. L. Low on the North side of public road leading from Berwick to Bloomsburg, thence North parallel with land now or late of M. L. Low, one hundred seventy-five (175) feet to an alley, which is to be opened up to a width of sixteen (16) feet by John E. Shuman, thence West by said alley, being parallel to said public road, seventy (70) feet to a street, which is to be opened up to a width of thirty-three (33) feet by John E. Shuman, thence South by said street, one hundred seventy-five (175) feet to said public road, and thence East along said public road, seventy (70) feet to the place of beginning, CONTAINING about forty-five (45) perches of land.

TRACT NO. 4:  
BEGINNING at a point on the North side of public highway leading from Bloomsburg to Berwick, point of the beginning being the Northwestern corner of the land now or late of Raymond Kelly (formerly owned by M. L. Low) and land now or late of Myron P. Shuman, thence along the land now or late of Raymond Kelly, South 25 degrees East, one hundred forty-five and eightieths (145.8) feet to a corner of land now or late of Sheldon F. Gay, thence along land now or late of Sheldon F. Gay, South 67 degrees 45 minutes West, one hundred eighty-three (183) feet to a corner, said corner being a thirty-three (33) foot alley, thence through land now or late of Myron P. Shuman, North 25 degrees West, one hundred forty-five and eightieths (145.8) feet to a corner, thence along land now or late of Myron P. Shuman, North 67 degrees 45 minutes East, one hundred eighty-three (183) feet to the place of beginning.

BEING THE SAME PREMISES AS Richard D. Robertson and Gail L. Robertson, by Deed dated September 27, 2002, and recorded on December 15, 2002, by the Columbia County Recorder of Deeds as Instrument No. 200212175, granted and conveyed unto Chandler Hirleman and Tara Hirleman, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 6215 4th Street, Bloomsburg, PA 17815.  
TAX PARCEL NO. 12 03800400.

PROPERTY ADDRESS: 6215 4TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 12 03800400

COLUMBIA COUNTY SHERIFF'S SALE - Case No. 2020CV175

Seized and taken into execution to be sold as the property of CHANDLER HIRLEMAN, TARA HIRLEMAN in suit of U.S. BANK 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 representative of the plaintiff.

Attorney for the Plaintiff:  
STERN & EISENBERG, PC  
WARRINGTON, PA 17167-8111

TIMOTHY T. CHAMBERLAIN, Sheriff  
Columbia County, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK TRUST NATIONAL ASSOC  
vs.  
HIRLEMAN, CHANDLER (et al.)

Case Number  
2020CV175

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone: 5

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/26/2021 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 6215 4TH STREET  
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: STERN & EISENBERG, PC

Phone: 1-215-572-8111

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:	1	2	3	4	5

### Service Attempt Notes:

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

(POSTING)

2020CV175

6215 4TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

**WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180 to 3183 and Rule 3257**  
**P.R.C.P. 3180-3183**

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA  
NO: 2020-CV-175**

2021-ED-5

U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of Citigroup  
Mortgage Loan Trust 2018-C  
Plaintiff

v.

Chandler Hirleman and Tara Hirleman  
Defendants

**WRIT OF EXECUTION**  
**(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania :  
: S.S.:  
County of Columbia :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

Premises: 6215 Old Berwick Road a/k/a 6215 4th Street, Bloomsburg, PA 17815  
Tax Parcel No. 12 03B00400  
(see full legal description attached)

Amount due ..... \$ 148,777.44

Interest from December 23, 2020, at the per diem rate  
of \$6.99, until judgment is paid in full ..... \$ \_\_\_\_\_ plus costs

Total ..... \$ \_\_\_\_\_

Dated: 2/18/2021  
(SEAL)

Barbara N. Silvestri  
Prothonotary, Common Pleas Court of  
Columbia County, Pennsylvania

By: Rosanne Antonello  
Deputy

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

### Legal Description

ALL THOSE CERTAIN tracts of land, situate in the Township of South Centre, County of Columbia and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit;

#### TRACT NO. 1:

BEGINNING at the Southwest corner of lot now or late of Myron I. Low, on the Northerly side of Public Road leading from Berwick to Bloomsburg; thence in a Northerly direction along said lot, a distance of one hundred seventy-five (175) feet to an alley; thence in a Westerly direction along said alley, a distance of seventy (70) feet to corner or lot now or late of Harry E. Wertman and Jennie E. Wertman (formerly Myron I. Low); thence in a Southerly direction along land now or late of Harry E. Wertman and Jennie E. Wertman, a distance of one hundred seventy-five (175) feet to a said public road; and thence in an Easterly direction along said public road, a distance of seventy (70) feet to the place of beginning.

CONTAINING about forty-five (45) perches of land.

#### TRACT NO. 2:

BEGINNING at the Southeast corner of lot now or late of Harry E. Wertman, on the North side of public road leading from Berwick to Bloomsburg; thence East along said public road forty-three (43) feet to land now or late of George L. Low; thence North by said land one hundred seventy-five (175) feet to an alley; thence West by said alley, forty-three (43) feet to land now or late of Harry L. Wertman; thence South by said land, one hundred seventy-five (175) feet to the public road or place of beginning.

HAVING ERECTED THEREON a Residential Dwelling, garage and other improvements.

#### TRACT NO. 3:

BEGINNING at a point one hundred and fifteen (115) feet West of land now or late of M. I. Low on the North side of public road leading from Berwick to Bloomsburg; thence North parallel with land now or late of M. I. Low, one hundred seventy-five (175) feet to an alley, which is to be opened up to a width of sixteen (16) feet by John E. Shuman; thence West by said alley, being parallel to said public road, seventy (70) feet to a street, which is to be opened up to a width of thirty-three (33) feet by John E. Shuman; thence South by said street, one hundred seventy-five (175) feet to said public road; and thence East along said public road, seventy (70) feet to the place of beginning.

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#### TRACT NO. 4:

BEGINNING at a point on the North side of public highway leading from Bloomsburg to Berwick, point of the beginning being the Northwestern corner of the land now or late of Raymond Kelly (formerly owned by M. I. Low) and land now or late of Myron P. Shuman; thence along the land now or late of Raymond Kelly, South 25 degrees East, one hundred forty-five and eight-tenths (145.8) feet to a corner of land now or late of Sheldon F. Gay; thence along land now or late of Sheldon F. Gay, South 67 degrees 45 minutes West, one hundred eighty-three (183) feet to a corner, said corner being a thirty-three (33) foot alley; thence through land now or late of Myron P. Shuman, North 25 degrees West, one hundred forty-five and eight-tenths (145.8) feet to a corner; thence along land now or late of Myron P. Shuman, North 67 degrees 45 minutes East, one hundred eighty-three (183) feet to the place of beginning.

# REAL ESTATE OUTLINE

ED # 2021 ED 5

DATE RECEIVED 3-11-2021  
DOCKET AND INDEX 2020 CV 175

## 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>✓</u>
NOTICES OF SHERIFF SALE	<u>X</u>
WAIVER OF WATCHMAN	<u>✓</u>
AFFIDAVIT OF LIENS LIST	<u>X</u>
CHECK FOR \$1,350.00 OR _____	<u>X</u>

CK# 47403

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

SALE DATE May 26<sup>th</sup> TIME 9:00 AM  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>5-5</u>
2 <sup>ND</sup> WEEK	<u>5-12</u>
3 <sup>RD</sup> WEEK	<u>5-19</u>

STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY

U.S. Bank Trust National Association, not in its  
individual capacity, but solely as trustee of  
Citigroup Mortgage Loan Trust 2018-C  
Plaintiff

Civil Action No. : 2020-CV-175

2021-ED-5

v.  
Chandler Hirleman and Tara Hirleman  
Defendants

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, set forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **6215 Old Berwick Road a/k/a 6215 4th Street, Bloomsburg, PA 17815:**

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

Chandler Hirleman  
329 West 3<sup>rd</sup> Street  
Mifflinville, PA 18631

Tara Hirleman  
6215 Old Berwick Road a/k/a 6215 4th Street  
Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Chandler Hirleman  
329 West 3<sup>rd</sup> Street  
Mifflinville, PA 18631

Tara Hirleman  
6215 Old Berwick Road a/k/a 6215 4th Street  
Bloomsburg, PA 17815

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

N/A

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

N/A

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

N/A

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:

Pennsylvania Department of Revenue  
Bureau of Compliance - Lien Section  
P.O. Box 280948  
Harrisburg, PA 17128

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:

✓ Columbia County Domestic Relations  
11 West Main Street  
Bloomsburg, PA 17815

✓ Pennsylvania Department of Revenue  
Bureau of Individual Taxes  
P.O. Box 280601  
Harrisburg, PA 17128-0502

✓ Tenant(s)/Occupant(s)  
6215 Old Berwick Road a/k/a 6215 4th Street  
Bloomsburg, PA 17815

✓ Columbia County Tax Claim Bureau  
11 West Main Street  
Main Street County Annex  
Bloomsburg, PA 17815

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. Section 4904 relating to unsworn falsification to authorities.

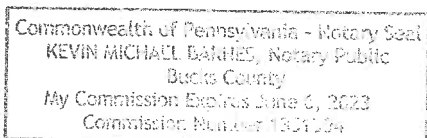
Sworn to and subscribed before me  
this 1 day of February, 2021.

Kevin Michael Barnes  
Notary Public

STERN & EISENBERG, PC

By: Kenya Bates

Kenya Bates, Esq.  
Attorney for Plaintiff



STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

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

U.S. Bank Trust National Association, not in its  
individual capacity, but solely as trustee of  
Citigroup Mortgage Loan Trust 2018-C  
Plaintiff

v.

Chandler Hirleman and Tara Hirleman  
Defendants

Civil Action No. : 2020-CV-175

2021-ED-5

MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Chandler Hirleman  
329 West 3<sup>rd</sup> Street  
Mifflinville, PA 18631

Tara Hirleman  
6215 Old Berwick Road a/k/a 6215 4th Street  
Bloomsburg, PA 17815

Your real estate at 6215 Old Berwick Road a/k/a 6215 4th Street, Bloomsburg, PA 17815 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on May 26 2021 at 9:00 AM to enforce the court judgment of \$148,777.44 obtained by U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of Citigroup Mortgage Loan Trust 2018-C against you.

**NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take **immediate action**:

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.



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CONTAINING about forty-five (45) perches of land.

#### TRACT NO. 2:

BEGINNING at the Southeast corner of lot now or late of Harry E. Wertman, on the North side of public road leading from Berwick to Bloomsburg; thence East along said public road forty-three (43) feet to land now or late of George L. Low; thence North by said land one hundred seventy-five (175) feet to an alley; thence West by said alley, forty-three (43) feet to land now or late of Harry L. Wertman; thence South by said land, one hundred seventy-five (175) feet to the public road or place of beginning.

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(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY

U.S. Bank Trust National Association, not in its  
individual capacity, but solely as trustee of  
Citigroup Mortgage Loan Trust 2018-C  
Plaintiff

v.

Chandler Hirleman and Tara Hirleman  
Defendants

Civil Action No. : 2020-CV-175

2021-ED-5

MORTGAGE FORECLOSURE

RE: PREMISES: 6215 Old Berwick Road a/k/a 6215 4th Street, Bloomsburg, PA 17815

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on May 26 2021 at 9:00 AM at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$148,777.44 together with interest, costs (and such other allowed amounts) thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who are also the real owners of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding this type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

STERN & EISENBERG, PC

By: 

Kenya Bates, Esq.

Attorney for Plaintiff

### Legal Description

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BEING THE SAME PREMISES AS Richard D. Robertson and Gail L. Robertson, by Deed dated September 27, 2002, and recorded on December 15, 2002, by the Columbia County Recorder of Deeds as Instrument No. 200212175, granted and conveyed unto Chandler Hirleman and Tara Hirleman, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 6215 Old Berwick Road a/k/a 6215 4<sup>th</sup> Street, Bloomsburg, PA 17815.

TAX PARCEL NO. 12 03B00400.

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2020CV175

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, MAY 26, 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 THOSE CERTAIN tracts of land, situate in the Township of South Centre, County of Columbia and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

**TRACT NO. 1:**

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BEING KNOWN AND NUMBERED AS 6215 4th Street, Bloomsburg, PA 17815.

TAX PARCEL NO. 12 03B00400.

PROPERTY ADDRESS: 6215 4TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 12 03B00400

Seized and taken into execution to be sold as the property of CHANDLER HIRLEMAN, TARA HIRLEMAN in suit of U.S. BANK TRUST NATIONAL ASSOC.

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**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:  
STERN & EISENBERG, PC  
WARRINGTON, PA 1-215-572-8111

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

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

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA  
NO: 2020-CV-175

2021-ED-5

U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of Citigroup  
Mortgage Loan Trust 2018-C  
Plaintiff

v.

Chandler Hirleman and Tara Hirleman  
Defendants

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania :  
County of Columbia : S.S. :  
:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

Premises: 6215 Old Berwick Road a/k/a 6215 4th Street, Bloomsburg, PA 17815  
Tax Parcel No. 12 03B00400  
(see full legal description attached)

Amount due ..... \$ 148,777.44

Interest from December 23, 2020, at the per diem rate  
of \$6.99, until judgment is paid in full ..... \$ \_\_\_\_\_ plus costs

Total ..... \$ \_\_\_\_\_

Dated: 2/18/2021  
(SEAL)

Barbara N. Silvette  
Prothonotary, Common Pleas Court of  
Columbia County, Pennsylvania

By: Kerrie Antonio  
Deputy  
Proth & Clerk of Sev. Courts  
My Comm. Expires Monday in 2024

### Legal Description

ALL THOSE CERTAIN tracts of land, situate in the Township of South Centre, County of Columbia and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit;

#### TRACT NO. 1:

BEGINNING at the Southwest corner of lot now or late of Myron I. Low, on the Northerly side of Public Road leading from Berwick to Bloomsburg; thence in a Northerly direction along said lot, a distance of one hundred seventy-five (175) feet to an alley; thence in a Westerly direction along said alley, a distance of seventy (70) feet to corner or lot now or late of Harry E. Wertman and Jennie E. Wertman (formerly Myron I. Low); thence in a Southerly direction along land now or late of Harry E. Wertman and Jennie E. Wertman, a distance of one hundred seventy-five (175) feet to a said public road; and thence in an Easterly direction along said public road, a distance of seventy (70) feet to the place of beginning.

CONTAINING about forty-five (45) perches of land.

#### TRACT NO. 2:

BEGINNING at the Southeast corner of lot now or late of Harry E. Wertman, on the North side of public road leading from Berwick to Bloomsburg; thence East along said public road forty-three (43) feet to land now or late of George L. Low; thence North by said land one hundred seventy-five (175) feet to an alley; thence West by said alley, forty-three (43) feet to land now or late of Harry L. Wertman; thence South by said land, one hundred seventy-five (175) feet to the public road or place of beginning.

HAVING ERECTED THEREON a Residential Dwelling, garage and other improvements.

#### TRACT NO. 3:

BEGINNING at a point one hundred and fifteen (115) feet West of land now or late of M. I. Low on the North side of public road leading from Berwick to Bloomsburg; thence North parallel with land now or late of M. I. Low, one hundred seventy-five (175) feet to an alley, which is to be opened up to a width of sixteen (16) feet by John E. Shuman; thence West by said alley, being parallel to said public road, seventy (70) feet to a street, which is to be opened up to a width of thirty-three (33) feet by John E. Shuman; thence South by said street, one hundred seventy-five (175) feet to said public road; and thence East along said public road, seventy (70) feet to the place of beginning.

CONTAINING about forty-five (45) perches of land.

#### TRACT NO. 4:

BEGINNING at a point on the North side of public highway leading from Bloomsburg to Berwick, point of the beginning being the Northwestern corner of the land now or late of Raymond Kelly (formerly owned by M. I. Low) and land now or late of Myron P. Shuman; thence along the land now or late of Raymond Kelly, South 25 degrees East, one hundred forty-five and eight-tenths (145.8) feet to a corner of land now or late of Sheldon F. Gay; thence along land now or late of Sheldon F. Gay, South 67 degrees 45 minutes West, one hundred eighty-three (183) feet to a corner, said corner being a thirty-three (33) foot alley; thence through land now or late of Myron P. Shuman, North 25 degrees West, one hundred forty-five and eight-tenths (145.8) feet to a corner; thence along land now or late of Myron P. Shuman, North 67 degrees 45 minutes East, one hundred eighty-three (183) feet to the place of beginning.



STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
WARRINGTON, PENNSYLVANIA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

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

U.S. Bank Trust National Association, not in its  
individual capacity, but solely as trustee of  
Citigroup Mortgage Loan Trust 2018-C  
(Plaintiff)

v.

Chandler Hirleman and Tara Hirleman  
(Defendants)

Civil Action: 2020-CV-175  
2021-ED-5

MORTGAGE FORECLOSURE

**WAIVER OF WATCHMAN**

Any deputy sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or 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.

STERN & EISENBERG, PC

By: 

Kenya Bates, Esquire  
Attorney for Plaintiff

Now, this 10 day of March, 2021, the Sheriff is hereby released from all liability to liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

STERN & EISENBERG, PC

By: 

Kenya Bates, Esquire  
Attorney for Plaintiff



Stern & Eisenberg, PC  
1581 Main Street, Suite 200  
Warrington, Pennsylvania 18976  
(215) 572-8111  
Facsimile: (215) 572-5025  
February 3, 2021

Columbia County Sheriff's Department  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815  
Phone: (570) 389-5622

RE: U.S. Bank National Association v. Hirleman  
Columbia County Court of Common Pleas Docket No. 2020-CV-175

Dear Sir or Madam:


Kindly serve Notice of Columbia County Sheriff's Sale upon the Defendants as follows:

Chandler Hirleman 329 West 3 <sup>rd</sup> Street Mifflinville, PA 18631	Tara Hirleman 6215 Old Berwick Road a/k/a 6215 4 <sup>th</sup> Street Bloomsburg, PA 17815
--	---

Also, please post the Notice of Sale Handbill.

Kindly forward Affidavits of Service in the enclosed self-addressed, postage-paid envelope when possible.  
Thank you for your time and courtesies with respect to this matter.

Sincerely,  
Stern & Eisenberg, PC

  
Terri Hliwski, Paralegal

;tlh  
enclosures

STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY

U.S. Bank Trust National Association, not in its  
individual capacity, but solely as trustee of  
Citigroup Mortgage Loan Trust 2018-C  
Plaintiff

Civil Action No. : 2020-CV-175

v.

MORTGAGE FORECLOSURE

Chandler Hirleman and Tara Hirleman  
Defendants

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF BUCKS

:

I, the undersigned, being duly sworn according to law, deposes and says, to the best of his knowledge, information and belief, with respect to Defendant, Chandler Hirleman:

1. His last-known address is 329 West 3<sup>rd</sup> Street, Mifflinville, PA 18631;
2. He is over the age of twenty-one; and
3. He is not now nor has been within the last three hundred sixty-six days in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.

Sworn and subscribed before me  
this 23<sup>rd</sup> day of December, 2020.

STERN & EISENBERG, PC

Notary Public

By:

Jessica N. Manis, Esquire  
Attorney ID No. 318705  
Attorney for Plaintiff

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
JESSICA J. ALBERTS, Notary Public  
Warrington Township, Bucks County  
My Commission Expires April 13, 2021

**Status Report**  
**Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-0227  
Birth Date:  
Last Name: HIRLEMAN  
First Name: CHANDLER  
Middle Name:  
Status As Of: Dec-23-2020  
Certificate ID: TR5TFN76YH2CM29

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

South Centre

12 03 B 004 00

6215 4<sup>th</sup> St  
Bloomsburg

REAL ESTATE OUTLINE

ED # 2021 ED 5

DATE RECEIVED 2-19-2021  
DOCKET AND INDEX 2020 CV 175

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>  </u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>  </u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>47403</u>

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

SALE DATE ~~April~~ TIME 9:00am  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

Terri,

We are missing: NON-military  
Waiver of watchman

3/4/21

Angie transferred  
to  
Brandy Porter  
L.M.

Returned  
not completed  
no response  
3/5/2020

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



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

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## Document Receipt

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Trans #	18141	Carrier / service:	USPS Server	First-Class Mail®	3/15/2021 12:00:00 AM
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Ship to:

PENNSYLVANIA DEPT OF REVENUE      LIEN SECTION

P.O. BOX 280948

Tracking #: 71901140006000175620

Doc Ref #: 2021ED5

Postage 5.8600

HARRISBURG      PA      17128

## Document Receipt

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Trans #	18137	Carrier / service:	USPS Server	First-Class Mail®	3/15/2021 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000175583

Doc Ref #: 2021 ED 5

Postage 5.8600

HARRISBURG PA 17128



## Document Receipt

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Trans #	18138	Carrier / service:	USPS Server	First-Class Mail®	3/15/2021 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000175590

Doc Ref #: 2021ED5

Postage 5.8600

HARRISBURG PA 17105

## Document Receipt

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Trans #	18140	Carrier / service:	USPS Server	First-Class Mail®	3/15/2021 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #: 71901140006000175613

Doc Ref #: 2021ED5

Postage 5.8600

KING OF PA 19406  
PRUSSIA

## Document Receipt

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Trans #	18139	Carrier / service:	USPS Server	First-Class Mail®	3/15/2021 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000175606

Doc Ref #: 2021ED5

Postage 5.8600

PHILADELPHIA PA 19106

**STERN & EISENBERG PC**

ATTORNEYS AT LAW  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976

KEYBANK  
50-7044/2229

DATE

01/29/21

CHECK

AMOUNT

\$1,350.00

PAY

TO THE  
ORDER  
OF

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

Columbia County Prothonotary  
35 West Main Street  
Bloomsburg, PA 17815

GENERAL ACCOUNT  
VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE



47403

Security features. Details on back.

⑈047403⑈ ⑆222370440⑆007900993879⑈