

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FEDERAL HOME LOAN BANK OF PITTSBURGH
vs.
CHERYLA KASS

Case Number
2023CV74

PROPERTY ADDRESS

660 MARKET STREET, BENTON, PA 17814

REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
12/14/2023	Advance Fee	Advance Fee	016591	\$0.00	\$2,000.00
12/14/2023	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/14/2023	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/14/2023	Crying Sale			\$10.00	\$0.00
12/14/2023	Docketing			\$15.00	\$0.00
12/14/2023	Levy			\$15.00	\$0.00
12/14/2023	Mailing Costs			\$42.00	\$0.00
12/14/2023	Posting Handbill			\$15.00	\$0.00
12/14/2023	Press Enterprise Inc.			\$1,536.80	\$0.00
12/14/2023	Sheriff Automation Fund			\$50.00	\$0.00
12/14/2023	Web Posting			\$100.00	\$0.00
02/16/2024	Service			\$195.00	\$0.00
02/16/2024	Service Mileage			\$40.00	\$0.00
02/16/2024	Copies			\$6.50	\$0.00
02/16/2024	Notary Fee			\$10.00	\$0.00
02/16/2024	Tax Claim Search			\$15.00	\$0.00
02/16/2024	Surcharge			\$40.00	\$0.00
02/21/2024	Continued or Cancelled Sale	Postponed to: 5/8/2024		\$10.00	\$0.00
05/02/2024	Continued or Cancelled Sale	Postponed to: 6/12/2024		\$10.00	\$0.00

\$2,142.80 \$2,000.00

TOTAL BALANCE:	\$(142.80)
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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. 22-02862
May 21, 2024

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

Re: Federal Home Loan Mortgage Corporation, as Trustee v. Cheryl A. Kass
Columbia County CCP Docket No: 2023-CV-0000074-MF
Property Address: RR 3 Box 2 Market and Colley a/k/a 660 Market Street
Benton, PA 17814

Dear Sir/Madam:

The above referenced property is scheduled for Sheriff's Sale on June 12, 2024. By this letter we respectfully request the sale be **STAYED** due to ongoing Bankruptcy.

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



<u>Plaintiff</u>	vs.	<u>Defendant</u>
FEDERAL HOME LOAN BANK OF PITTSBURGH		CHERYLA KASS

Attorney for the Plaintiff:
HLADIK ONORATO AND FEDERMAN LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454

Sheriff's Sale Date: Wednesday, June 12, 2024
Writ of Execution No. : 2023CV74
Advance Sheriff Costs: \$2,000.00

Location of the real estate: 660 MARKET STREET, BENTON, PA 17814

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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,536.80
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Tax Claim Search	\$15.00
Surcharge	\$40.00
Continued or Cancelled Sale	\$10.00
Continued or Cancelled Sale	\$10.00

Postponed to: 5/8/2024

Postponed to: 6/12/2024

Total Sheriff Costs **\$2,387.80**

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: **\$2,459.55**

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

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

FEDERAL HOME LOAN MORTGAGE CORP VS CHERYL KASS

NO. 88-2023 ED

NO. 74-2023 JD

DATE/TIME OF SALE: JUNE 12, 2024 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

FEDERAL HOME LOAN MORTGAGE
CORPORATION, AS TRUSTEE FOR THE
BENEFIT OF THE FREDDIE MAC SEASONED
LOANS STRUCTURED TRANSACTION
TRUST, SERIES 2019-1

Plaintiff

v.

CHERYL A. KASS

Defendant.

DOCKET NO. 2023-CV-0000074-M

CLERK OF PROthonOTARY'S OFFICE
COUNTY OF COLUMBIA, PA

2024 MAY -9 AM 10:14

FILED
PROTHONOTARY

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale Scheduled for May 8, 2024 at 9:00 AM in the above-captioned matter has been continued until June 12, 2024 at 9:00 AM.

CERTIFICATE OF FILING

I am filing with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

CERTIFICATE OF SERVICE

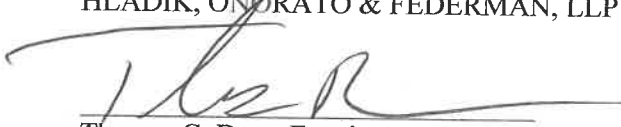
I hereby certify that on this date I served a true and correct copy of the notice of the Date of Continued Sheriff's Sale by regular mail on the person(s) listed below:

Cheryl A. Kass
660 Market Street
Benton, PA 17814

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 5/7/24


Thomas C. Dyer, Esquire
Attorney ID No. 331768
298 Wissahickon Avenue
North Wales, PA 19454
Phone (215) 855-9521
Attorney for Plaintiff
File No. 22-02862

cc. Columbia County Sheriff's Department

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

FEDERAL HOME LOAN MORTGAGE
CORPORATION, AS TRUSTEE FOR THE
BENEFIT OF THE FREDDIE MAC SEASONED
LOANS STRUCTURED TRANSACTION
TRUST, SERIES 2019-1

Plaintiff

v.

CHERYL A. KASS

Defendant.

DOCKET NO. 2023-CV-0000074-MF

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale Scheduled for May 8, 2024 at 9:00 AM in the above-captioned matter has been continued until June 12, 2024 at 9:00 AM.

CERTIFICATE OF FILING

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I hereby certify that on this date I served a true and correct copy of the notice of the Date of Continued Sheriff's Sale by regular mail on the person(s) listed below:


Cheryl A. Kass
660 Market Street
Benton, PA 17814

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date:

5/7/24


Thomas C. Dyer, Esquire
Attorney ID No. 331768
298 Wissahickon Avenue
North Wales, PA 19454
Phone (215) 855-9521
Attorney for Plaintiff
File No. 22-02862

cc. Columbia County Sheriff's Department

HLADIK, ONORATO & FEDERMAN, LLP
298 Wissahickon Avenue
North Wales, PA 19454

Cheryl A. Kass
660 Market Street
Benton, PA 17814

quadrant

FIRST-CLASS MAIL
IMI

\$000.64⁰

05/07/2024 ZIP 19454
043M31250060



US POSTAGE

JMcV

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
Robert W. Williams, Esq., ID No. 315501
Thomas C. Dyer, Esq., ID No. 331768
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 22-02862

FEDERAL HOME LOAN MORTGAGE
CORPORATION, AS TRUSTEE FOR THE
BENEFIT OF THE FREDDIE MAC SEASONED
LOANS STRUCTURED TRANSACTION
TRUST, SERIES 2019-1,

Plaintiff,

v.

CHERYL A. KASS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2023-CV-0000074-MF

CERTIFICATE OF COMPLIANCE

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: 5/2/24



Thomas C. Dyer, Esquire
Attorney ID No. 331768
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

FEDERAL HOME LOAN MORTGAGE
CORPORATION, AS TRUSTEE FOR THE
BENEFIT OF THE FREDDIE MAC SEASONED
LOANS STRUCTURED TRANSACTION
TRUST, SERIES 2019-1

Plaintiff

v.

CHERYL A. KASS

Defendant.

DOCKET NO. 2023-CV-0000074-MP

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

2024 MAR -1 AM 10:20

FILED
PROTHONOTARY

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale Scheduled for February 21, 2024 at 9:00 AM in the above-captioned matter has been continued until May 8, 2024 at 9:00 AM.

CERTIFICATE OF FILING

I am filing with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

CERTIFICATE OF SERVICE

I hereby certify that on this date I served a true and correct copy of the notice of the Date of Continued Sheriff's Sale by regular mail on the person(s) listed below:

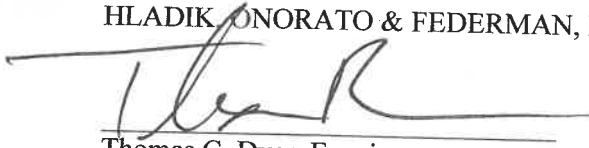
Cheryl A. Kass
660 Market Street
Benton, PA 17814

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date:

2/23/24


Thomas C. Dyer, Esquire
Attorney ID No. 331768
298 Wissahickon Avenue
North Wales, PA 19454
Phone (215) 855-9521
Attorney for Plaintiff
File No. 22-02862

cc. Columbia County Sheriff's Department



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. 22-02862

May 2, 2024

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

Re: Federal Home Loan Mortgage Corporation, as Trustee v. Cheryl A. Kass
Columbia County CCP Docket No: 2023-CV-0000074-MF
Property Address: RR 3 Box 2 Market and Colley a/k/a 660 Market Street,
Benton, PA 17814

Dear Sir/Madam:

The above referenced property is scheduled for Sheriff's Sale on May 8, 2024. Please **POSTPONE** the Sheriff's Sale to the June 12, 2024 due to Bankruptcy filing.

Should you require any additional information, please contact our office.

Thank you for your assistance in this matter.

Very truly yours,

/s/ Jessica McVittie

Jessica McVittie, Paralegal

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

FEDERAL HOME LOAN MORTGAGE
CORPORATION, AS TRUSTEE FOR THE
BENEFIT OF THE FREDDIE MAC SEASONED
LOANS STRUCTURED TRANSACTION
TRUST, SERIES 2019-1

Plaintiff

v.

CHERYL A. KASS

Defendant.

DOCKET NO. 2023-CV-0000074-MF

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale Scheduled for February 21, 2024 at 9:00 AM in the above-captioned matter has been continued until May 8, 2024 at 9:00 AM.

CERTIFICATE OF FILING

I am filing with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

CERTIFICATE OF SERVICE

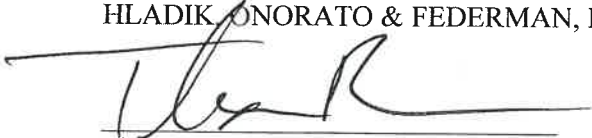
I hereby certify that on this date I served a true and correct copy of the notice of the Date of Continued Sheriff's Sale by regular mail on the person(s) listed below:

Cheryl A. Kass
660 Market Street
Benton, PA 17814

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

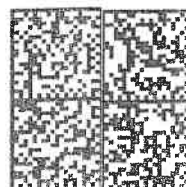
Date: 2/23/24


Thomas C. Dyer, Esquire
Attorney ID No. 331768
298 Wissahickon Avenue
North Wales, PA 19454
Phone (215) 855-9521
Attorney for Plaintiff
File No. 22-02862

cc. Columbia County Sheriff's Department

HLADIK, ONORATO & FEDERMAN, LLP
298 Wissahickon Avenue
North Wales, PA 19454

Cheryl A. Kass
660 Market Street
Benton, PA 17814



quadrant
FIRST-CLASS MAIL
IMI
\$000.64⁹
02/23/2024 ZIP 19454
043M31250060

US POSTAGE

JMCMV

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
Robert W. Williams, Esq., ID No. 315501
Thomas C. Dyer, Esq., ID No. 331768
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 22-02862

FEDERAL HOME LOAN MORTGAGE
CORPORATION, AS TRUSTEE FOR THE
BENEFIT OF THE FREDDIE MAC SEASONED
LOANS STRUCTURED TRANSACTION
TRUST, SERIES 2019-1,
Plaintiff,

v.

CHERYL A. KASS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2023-CV-0000074-MF

CERTIFICATE OF COMPLIANCE

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.

Date: 2/23/24

HLADIK, ONORATO & FEDERMAN, LLP



Thomas C. Dyer, Esquire
Attorney ID No. 331768
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. 22-02862

February 20, 2024

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

Re: Federal Home Loan Mortgage Corporation, as Trustee v. Cheryl A. Kass
Columbia County CCP Docket No: 2023-CV-0000074-MF
Property Address: RR 3 Box 2 Market and Colley a/k/a 660 Market Street,
Benton, PA 17814

Dear Sir/Madam:

The above referenced property is scheduled for Sheriff's Sale on February 21 2024. Please **POSTPONE** the Sheriff Sale for 69 days due to Bankruptcy filing. Once assigned, please advise me of the postponement date.

Should you require any additional information, please contact our office.

Thank you for your assistance in this matter.

Very truly yours,

/s/ Jessica McVittie

Jessica McVittie, Paralegal

FAX COVER SHEET

TO	Sheriff Timothy Chamberlain
COMPANY	Columbia County Sheriff
FAX NUMBER	15703895625
FROM	JasonProvinzano
DATE	2024-02-18 17:40:48 GMT
RE	Cheryl A Kass Notice of Bankruptcy Case Filing

COVER MESSAGE

Request to Stay Sheriff Sale



Phone: 570.822.JPP1 (5771)
Cell: 570.510.3000
Fax: 570.908.6664

www.JPPLAW.com
Email: MyLawyer@JPPLaw.com

February 18, 2024

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

RE: NOTICE OF BANKRUPTCY CASE FILING / REQUEST TO STAY SHERIFF'S SALE

Owner / Debtor: Cheryl A. Kass
Property: 660 Market Street
Benton, PA 17814

Parcel No: 02 04 11401000 (Benton)
Docket No: 2023CV74

Date of Sale: February 21, 2024 at 9:00 AM

VIA: Fax 570-389-5625
Email tchamberlain@columbiapa.org

Dear Sheriff Chamberlain:

Please be advised that on Friday, February 16, 2024 Ms. Cheryl A. Kass filed for relief under Chapter 13 in the United States Bankruptcy Court for the Middle District of Pennsylvania, Bankruptcy Case No. 5:24-bk-00375. For your convenience, enclosed please find a true and correct copy of the "Notice of Bankruptcy Case Filing."

Accordingly, all legal actions against Ms. Kass are stayed pursuant to the automatic stay provisions of the Bankruptcy Code. Therefore, I respectfully request that you discontinue the Sheriff's Sale relative to Ms. Kass's real property located at 660 Market Street, Benton, PA 17814, which is scheduled to take place on Wednesday, February 21, 2024 at 9:00 AM.

If you have any questions concerning this correspondence, please feel free to contact me at your earliest convenience.

Sincerely,
/s/ Jason P. Provinzano, Esquire

Enclosure: Notification of Bankruptcy Case Filing
Cc: Hladik Onorato and Federman, LLP via Fax

United States Bankruptcy Court
Middle District of Pennsylvania

Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 02/16/2024 at 3:09 PM and filed on 02/16/2024.



Cheryl Ann Kass
660 Market Street
Benton, PA 17814
SSN / ITIN: xxx-xx-7134
aka Cheryl A. Kass
aka Cheryl Kass

The case was filed by the debtor's attorney: The bankruptcy trustee is:

Jason Paul Provinzano
Law Offices of Jason P. Provinzano, LLC
16 W. Northampton Street
Wilkes Barre, PA 18701
(570) 822-5771

Jack N Zaharopoulos
Standing Chapter 13
(Trustee)
8125 Adams Drive, Suite A
Hummelstown, PA 17036
717-566-6097

The case was assigned case number 5:24-bk-00375-MJC to Judge Mark J Conway.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: <http://www.pamb.uscourts.gov/> You must first register at this web site: <http://pacer.psc.uscourts.gov/> There is no registration fee. However, the Judicial Conference of the United States has established a fee for access to information in PACER. All registered users will be charged as follows: Use of the PACER system will generate a .10 per page charge, and Audio files of court hearings retrieved via PACER will generate a 2.40 per file charge. Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosenn US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Sylvia H. Rambo US Courthouse 1501 N. 6th St. Harrisburg PA 17102.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Terrence S. Miller
Clerk, U.S. Bankruptcy Court

PACER Service Center

Transaction Receipt

02/18/2024 12:23:40			
PACER Login:	Jprov057	Client Code:	
Description:	Notice of Filing	Search Criteria:	5:24-bk-00375-MJC
Billable Pages:	1	Cost:	0.10

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV74

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, FEBRUARY 21, 2024
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a post on the southwest corner of the lot at the point where Colley Street intersects with Old West Creek Road;

THENCE along said Colley Street, southeastwardly, eight and ninety-five one hundredths rods; THENCE by other lands now or late of the Estate of R.L.F. Colley, Deceased, North thirty-two and three-fourths degrees East, seven and six-tenths rods to land now or late of Daniel Hartman; THENCE northwestwardly along said land now or late of Daniel Hartman to the Old West Creek Road;

THENCE along said West Creek Road to the place of BEGINNING.

CONTAINING approximately one-half acre of land. Upon which are erected a dwelling house, garage and additional improvements.

BEING THE SAME PREMISES which James L. Edkin, by Deed dated July 3 1, 1998 and recorded on July 31, 1998, in the Columbia County Recorder of Deeds Office at Deed Book Volume 696 at Page 9, granted and conveyed unto Michael V. Kass and Cheryl A. Kass, husband and wife. The said Michael V. Kass departed this life on or about October 28, 2009, thereby vesting title to Cheryl A. Kass by operation of law.

Being Known as RR 3 Box 2 Market and Colley a/k/a 660 Market Street, Benton, PA 17814

Parcel I.D. No. 02 04 1 1401000

PROPERTY ADDRESS: 660 MARKET STREET, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 02 04 11401000

Seized and taken into execution to be sold as the property of CHERYL A KASS in suit of FEDERAL HOME LOAN MORTGAGE CORP.

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.

COLUMBIA COUNTY SHERIFF'S SALE - Case No. 2023CV74

Page 2 of 2

Attorney for the Plaintiff:
HLADIK ONORATO AND FEDERMAN LLP
NORTH WALES, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE COST SHEET

88-03
74-03

VS.

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ 40.00 <u>40.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>466.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1536.80</u>	
SOLICITOR'S SERVICES	\$ <u>100.00</u> 150	
TOTAL *****		\$ <u>1836.80</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$ _____	
SCHOOL DIST.	20	\$ _____	
DELINQUENT	20	\$ <u>5.00</u>	
TOTAL *****			\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER	20	\$ _____	
WATER	20	\$ _____	
TOTAL *****			\$ <u>-0-</u>

SURCHARGE FEE (DSTE)		\$ <u>40.00</u>	
MISC.		\$ _____	
TOTAL *****			\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2429.55

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE

(570) 389-5622

COURT HOUSE:

P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

Acct 3994
Ad 56760
Runs Jan 31,
Feb 2+14
off-yes

24 HOUR PHONE

(570) 784-6300

PRESS ENTERPRISE

Lackawanna Avenue

Bloomsburg, PA 17815

Date: December 14, 2023

Re: Sheriffs Sale Advertising Dates
Federal Home Loan Mortgage Corporation
VS.
Cheryl A. Kass

No. 74 of 2023 J.D. and No. 88 of 2023 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week January 31st 2024

2nd Week February 7th 2024

3rd Week February 14th 2024

SALE DATE: **February 21st 2024 @ 9:00 a.m**

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV74

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, FEBRUARY 21, 2024
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a post on the southwest corner of the lot at the point where Colley Street intersects with Old West Creek Road; THENCE along said Colley Street, southeastwardly, eight and ninety-five one hundredths rods; THENCE by other lands now or late of the Estate of R.L.F. Colley, Deceased, North thirty-two and three-fourths degrees East, seven and six-tenths rods to land now or late of Daniel Hartman; THENCE northwestwardly along said land now or late of Daniel Hartman to the Old West Creek Road;

THENCE along said West Creek Road to the place of BEGINNING.

CONTAINING approximately one-half acre of land. Upon which are erected a dwelling house, garage and additional improvements.

BEING THE SAME PREMISES which James L. Edkin, by Deed dated July 3 1, 1998 and recorded on July 31, 1998, in the Columbia County Recorder of Deeds Office at Deed Book Volume 696 at Page 9, granted and conveyed unto Michael V. Kass and Cheryl A. Kass, husband and wife. The said Michael V. Kass departed this life on or about October 28, 2009, thereby vesting title to Cheryl A. Kass by operation of law.

Being Known as RR 3 Box 2 Market and Colley a/k/a 660 Market Street, Benton, PA 17814

Parcel I.D. No. 02 04 1 1401000

PROPERTY ADDRESS: 660 MARKET STREET, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 02 04 11401000

Seized and taken into execution to be sold as the property of CHERYL A KASS in suit of FEDERAL HOME LOAN MORTGAGE CORP.

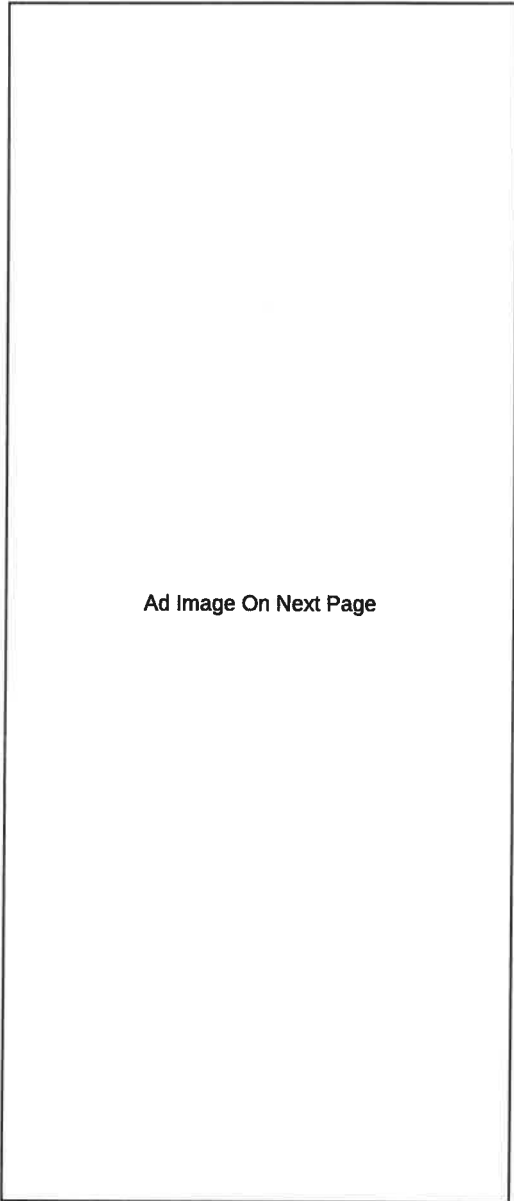
TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to 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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Ana Rodriguez 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.



Ad Image On Next Page

Ad Text: Cheryl Kass Sale
Date(s) Published: 01/31/2024, 02/07/2024, 02/14/2024

Cheryl Kass Sale

Sworn and subscribed to before me
this 14 day of February 20 24.

Shawn H. Stair (Shawn H. Stair)

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Shawn H. Stair, Notary Public
Columbia County
My commission expires August 12, 2025
Commission number 1404114
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

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV930

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, FEBRUARY 21, 2024
9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

RECOMMENCING at a R.R. spike (set) in the centerline of Township Route No. 454 and common corner with lands now or formerly of Stella D. and J. Robert Albertson; THENCE along lands now or formerly of said Albertson, South 72 degrees 29 minutes 2 seconds East 193.00 feet to an iron pipe (found); THENCE along same, South 17 degrees 11 minutes 06 seconds East 123.61 feet to a rebar (set); line of lands now or formerly of Marie Evans and Joe R. Hart; THENCE along lands now or formerly of said Evans and Hart, North 79 degrees 28 minutes 28 seconds West 570.52 feet to a rebar (found) common corner with lands now or formerly of the Zeisoff Construction Company, Inc.; THENCE along lands now or formerly of said Zeisoff Construction Company, Inc. and along the northerly building line of Morgan Street, N. 36 degrees 34 minutes 34 seconds West 100.00 feet to the place of beginning.

BEING the same premises Dorothy H. Kresler, granted and conveyed unto Jimmy L. Carl and Sarah M. Carl, his wife, in the deed dated March 19, 1992 and recorded in the Columbia County Recorder of Deeds on March 27, 1992 in Book 497, page 0280. AND THE SAID Sarah M. Carl having departed this life on or about June 22, 2011 whereby her portion of law title vested in surviving beneficiary Jimmy L. Carl. Jimmy L. Carl departed this life on or about September 1, 2020.

THIS DOCUMENT MAY NOT BE CONVEYED, TRANSFERRED, INCLINED OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGES MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR UNDER THE INCLUSION OF WHICH THE COAL IS LOCATED. RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, DECEASED OR RESERVED BY THIS INSTRUMENT.

PROPERTY ADDRESS: 215 MILLVILLE ROAD, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 05E060200000

Seized and taken into execution to be sold as the property of KEVIN M. YOUNG, ADMINISTRATOR OF ESTATE OF RICHARD E. YOUNG in suit of FREEDOM MORTGAGE CORPORATION.

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 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: TIMOTHY CHAMBERLAIN, Sheriff
BRICK & SCOTT PLLC, P.C. Columbia County, Pennsylvania
WINSTON SALEM, NC

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV936

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, FEBRUARY 21, 2024
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 OF THOSE THREE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COUING, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

RECOMMENCING AT A POINT ON THE SOUTHERLY SIDE OF FIFTH AVENUE AT THE NORTHEAST CORNER OF LOT NO. 1583; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY SIDE OF FIFTH AVENUE A DISTANCE OF 135 FEET TO THE NORTHERLY CORNER OF LOT NO. 1578; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF LOT NO. 1579 A DISTANCE OF 160 FEET TO THE NORTHERLY LINE OF A 15 FOOT ALLEY; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID ALLEY A DISTANCE OF 135 FEET TO THE SOUTHEAST CORNER OF LOT NO. 1583; HEREAFER SAID; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT NO. 1583 A DISTANCE OF 160 FEET TO THE SOUTHERLY LINE OF FIFTH AVENUE; THE PLACE OF BEGINNING BEING LOT NOS. 1580, 1581 AND 1582 IN THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK, NOW THE BOROUGH OF BERWICK, SUBJECT TO ALL EASEMENTS, RESERVATIONS, COVENANTS, CONDITIONS, AGREEMENTS OF RECORD, IF ANY, BEING THE SAME PROPERTY CONVEYED TO ROBERT J. MARKLE AND SHIRLEY M. MARKLE, HIS WIFE BY SPECIAL WARRANTY DEED FROM ROBERT J. MARKLE AND SHIRLEY M. MARKLE, HIS WIFE AS RECORDED 6/7/2000 AS DOCUMENTS 20009337. The said, Robert J. Markle departed this life on January 14, 2022, vesting sole to Shirley M. Markle.

THE IMPROVEMENTS THEREON BEING KNOWN AS 1000 5TH AVENUE, BERWICK, PA 18603.

TAX ID 04C-01-050-00-00
PROPERTY ADDRESS: 1000 5TH AVENUE, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04C-01-050-00-00

Seized and taken into execution to be sold as the property of ROBERT MARKLE, SHIRLEY M. MARKLE in suit of SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES.

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: TIMOTHY CHAMBERLAIN, Sheriff
FRUCIS LAW GROUP PLLC, P.C. Columbia County, Pennsylvania
PHILADELPHIA, PA

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV546

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, FEBRUARY 21, 2024
9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

LOTS NO. 55 & 56 as shown on the map of Bloomsburg Water Company No. 53 degree 26 minutes 10 seconds East 135 feet to a point in the southeasterly building line of Iron Street S. 36 degrees 34 minutes 34 seconds West 100.00 feet to the place of beginning.

BEING the same premises Dorothy H. Kresler, granted and conveyed unto Jimmy L. Carl and Sarah M. Carl, his wife, in the deed dated March 19, 1992 and recorded in the Columbia County Recorder of Deeds on March 27, 1992 in Book 497, page 0280. AND THE SAID Sarah M. Carl having departed this life on or about June 22, 2011 whereby her portion of law title vested in surviving beneficiary Jimmy L. Carl. Jimmy L. Carl departed this life on or about September 1, 2020.

THIS DOCUMENT MAY NOT BE CONVEYED, TRANSFERRED, INCLINED OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGES MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR UNDER THE INCLUSION OF WHICH THE COAL IS LOCATED. RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, DECEASED OR RESERVED BY THIS INSTRUMENT.

PROPERTY ADDRESS: 215 MILLVILLE ROAD, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 05E060200000

Seized and taken into execution to be sold as the property of JIMMY CARL AS HEIR TO ESTATE OF JIMMY L. CARL, JERRY A. CARL AS HEIR OF ESTATE OF JIMMY L. CARL, THE UNKNOWN HEIRS, TITLE OR INTEREST FROM OR UNDER JIMMY L. CARL, DECEASED, DANNY CARL AS HEIR TO ESTATE OF JIMMY L. CARL in suit of WILMINGTON TRUST NATIONAL ASSOC ET AL.

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: TIMOTHY CHAMBERLAIN, Sheriff
HILL WALLACK LLP Columbia County, Pennsylvania
YARDLEY, PA

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV74

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, FEBRUARY 21, 2024
9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

RECOMMENCING at a post on the southwest corner of the lot at the point where Colley Street intersects with Old West Creek Road; THENCE along Colley Street, southeasterly, eight and ninety-five one hundredths rods; THENCE by other lands now or late of the Estate of R.L.F. Colley, Deceased, North thirty-two and three-fourths degrees East, seven and six-tenths rods to land now or late of Daniel Hartman; THENCE northwesterly along said now or late of Daniel Hartman to the Old West Creek Road.

THENCE along said West Creek Road to the place of BEGINNING, CONTAINING approximately one-half acre of land. Upon which are located a dwelling house, garage and additional improvements.

BEING THE SAME PREMISES which James L. Edkin, by Deed dated July 31, 1988 and recorded on July 31, 1988, in the Columbia County Recorder of Deeds Office at Deed Book Volume 696 at Page 8, granted and conveyed unto Michael V. Kass and Cheryl A. Kass, husband and wife, in the deed dated July 31, 1988, whereby this life on or about October 28, 2008, thereby vesting title to Cheryl A. Kass by operation of law.

PROPERTY ADDRESS: 660 MARKET STREET, BENTON, PA 17814
UPI / TAX PARCEL NUMBER: 02 04 11401000

Seized and taken into execution to be sold as the property of CHERYL A. KASS in suit of FEDERAL HOME LOAN MORTGAGE CORP.

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: TIMOTHY CHAMBERLAIN, Sheriff
HLADIK ONORATO AND FEDERMAN LLP Columbia County, Pennsylvania
NORTH WALES, PA

WONDERWORD By DAVID OUELLET

HOW TO PLAY: All the words listed below appear in the puzzle - horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the WONDERWORD.

LOVE IS IN THE AIR Solution: 9 letters

JUMBLE THAT SCRAMBLED WORD GAME
By David L. Hoyt and Jeff Knurek
Unscramble these Jumbles, one letter to each square, to form four ordinary words.
LIVHL
VODIE
TOSOHM
GEDERE
WHILE WALKING NEAR LONDON'S FAMOUS CLOCK TOWER ON VALENTINE'S DAY, THEY HAD A ---

Now arrange the circled letters to form the surprise answer, as suggested by the above cartoon.

Yesterday's Jumbles: SORRY DRANK COMMIT SWEATY
Answer: The student handed in her spelling test and said, "I didn't do well..." - MARK MY WORDS

© 2024 Andrew McInnes Syndication www.wonderword.com 2/14
Adore, Attracted, Care, Charmed, Content, Cuddling, Delighted, Devoted, Engaged, Enticed, Friends, Goals, Heaven, Hope, Hugs, Hypnotized, Liking, Long, Loving, Nice, Pamper, Passionately, Please, Puppy Love, Rapture, Respect, Romance, Safe, Scent, Share, Smitten, Song, Spark, Teach, Tenderness, Thrilled, Valentine's Day, Wish, Worship, Yearning
Yesterday's Answer: Potatoes

The NEW WONDERWORD Grand Millennium #1 in LARGE PRINT is now available at www.WonderWordbooks.com or call 1-800-642-6480. (In Canada, call 1-855-232-2367)

Painting Appliances

CHRIS NEIBACH PAINTING
Interior/Exterior: wallpaper
570-458-0776
DUTCH HILL PAINTING
Residential & Commercial
Tel: 717-859-9100

STRAITERS PAINTING
Interior/Exterior, Cabinet painting, Linoleum, Stone, Staining & Floor, Insulation, Drywall, Siding, etc.
Tel: 717-441-1801

2006 HONDA RIDGELINE
Interior w/wool, metal, etc.
Tel: 717-441-1801

BRANNON PAINTING
570-764-4300

King Classic Sudoku

2 6 9 3 4
4 8 5 2
1 9 7 6 7
5 2 7
5 3 5 8 9
5 4 2 1 3

CONCEPTS SUDOKU

Fill in the blank cells using numbers 1 to 9. Each number can appear only once in each row, column and 3x3 block. Use logic and process of elimination to solve the puzzle.
6 4 2 5 1 3 9 7 8
9 3 5 7 8 6 1 2 4
8 7 1 2 9 4 6 5 3
5 9 3 6 2 1 8 4 7
2 8 4 9 5 7 3 6 1
1 6 7 3 4 8 2 9 5
3 5 6 1 7 9 4 8 2
7 1 8 4 6 2 5 3 9
4 2 9 8 3 5 7 1 6

Check Out Our Online Classifieds at www.pressenterpriseonline.com

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
Robert W. Williams, Esq., ID No. 315501
Thomas C. Dyer, Esq., ID No. 331768
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorney for Plaintiff
File No. 22-02862

FEDERAL HOME LOAN MORTGAGE
CORPORATION, AS TRUSTEE FOR THE
BENEFIT OF THE FREDDIE MAC
SEASONED LOANS STRUCTURED
TRANSACTION TRUST, SERIES 2019-1,
Plaintiff,

v.

CHERYL A. KASS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2023-CV-0000074-MF
2023-ED-88

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

I, the undersigned attorney for Plaintiff, hereby state that on January 18, 2024, 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 3665 - Certificates of Mailing for each notice mailed is attached to this Affidavit as Exhibit "B" and is made a part of it.

cc. Columbia County Sheriff's Dept.

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.

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 2/18/24



— David C. Onorato, Esq., ID No. 41217
— Thomas M. Federman, Esq., ID No. 64068
— Stephen M. Hladik, Esq., ID No. 66287
— Robert W. Williams, Esq., ID No. 315501
✓ Thomas C. Dyer, Esq., ID No. 331768
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
Robert W. Williams, Esq., ID No. 315501
Thomas C. Dyer, Esq., ID No. 331768
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorney for Plaintiff
File No. 22-02862

FEDERAL HOME LOAN MORTGAGE
CORPORATION, AS TRUSTEE FOR THE
BENEFIT OF THE FREDDIE MAC
SEASONED LOANS STRUCTURED
TRANSACTION TRUST, SERIES 2019-1,
Plaintiff,

v.

CHERYL A. KASS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2023-CV-0000074-MF
2023-ED-88

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with 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.

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 2/8/24



— David C. Onorato, Esq., ID No. 41217
— Thomas M. Federman, Esq., ID No. 64068
— Stephen M. Hladik, Esq., ID No. 66287
— Robert W. Williams, Esq., ID No. 315501
— Thomas C. Dyer, Esq., ID No. 331768
Attorney for Plaintiff

COPY RECEIVED
Attorneys for Plaintiff
File No. 22-02862
1 2023

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
Sarah K. McCaffery, Esq., ID No. 311728
Robert W. Williams, Esq., ID No. 315501
Thomas C. Dyer, Esq., ID No. 331768
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-1,

Plaintiff,

v.

CHERYL A. KASS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2023-CV-0000074-MF

2023-EP-88

AFFIDAVIT PURSUANT TO RULE 3129.1

Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1, 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 RR 3 Box 2 Market and Colley a/k/a 660 Market Street, Benton, Borough of Benton, Columbia County, PA 17814, 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:
Cheryl A. Kass

Address:
RR 3 Box 2 Market and Colley
a/k/a 660 Market Street
Benton, PA 17814

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

Name:
Cheryl A. Kass

Address:
RR 3 Box 2 Market and Colley
a/k/a 660 Market Street
Benton, PA 17814

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

Name:

Address:

EXHIBIT
A

Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1, *Plaintiff*

c/o Select Portfolio Servicing, Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Capital One Bank (USA) NA

1680 Capital One Drive
McLean, VA 22102

Service Finance Company LLC

555 South Federal Highway, Suite 200
Boca Raton, FL 33432

Benton Municipal Water and Sewer Authority

3rd Street
Benton, PA 17814

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

Name:
Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1, *Plaintiff*

Address:
c/o Select Portfolio Servicing, Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

CitiFinancial Services, Inc.,
A Corporation

239 Northern Boulevard
Clarks Summit
Scranton, PA 18411

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:

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:
RR 3 Box 2 Market and Colley
a/k/a 660 Market Street
Benton, PA 17814

Commonwealth of PA

P.O. Box 2675

Department of Welfare

Harrisburg, PA 17105

Domestic Relations Section

11 W Main St
Bloomsburg, PA 17815

Pennsylvania Dept. of Revenue
Inheritance Tax Division

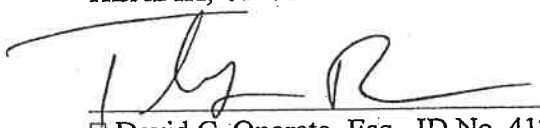
Bureau of Individual Taxes
P.O. Box 280603
Harrisburg, PA 17128

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: 12/1/23

- 
- David C. Onorato, Esq., ID No. 41217
 Thomas M. Federman, Esq., ID No. 64068
 Stephen M. Hladik, Esq., ID No. 66287
 Sarah K. McCaffery, Esq., ID No. 311728
 Robert W. Williams, Esq., ID No. 315501
 Thomas C. Dyer, Esq., ID No. 331768
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a post on the southwest corner of the lot at the point where Colley Street intersects with Old West Creek Road;

THENCE along said Colley Street, southeastwardly, eight and ninety-five one hundredths rods;

THENCE by other lands now or late of the Estate of R.L.F. Colley, Deceased, North thirty-two and three-fourths degrees East, seven and six-tenths rods to land now or late of Daniel Hartman;

THENCE northwestwardly along said land now or late of Daniel Hartman to the Old West Creek Road;

THENCE along said West Creek Road to the place of BEGINNING.

CONTAINING approximately one-half acre of land. Upon which are erected a dwelling house, garage and additional improvements.

BEING THE SAME PREMISES which James L. Edkin, by Deed dated July 31, 1998 and recorded on July 31, 1998, in the Columbia County Recorder of Deeds Office at Deed Book Volume 696 at Page 9, granted and conveyed unto Michael V. Kass and Cheryl A. Kass, husband and wife. The said Michael V. Kass departed this life on or about October 28, 2009, thereby vesting title to Cheryl A. Kass by operation of law.

Being Known as RR 3 Box 2 Market and Colley a/k/a 660 Market Street, Benton, PA 17814

Parcel I.D. No. 02 04 11401000

EXHIBIT

A

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
Sarah K. McCaffery, Esq., ID No. 311728
Robert W. Williams, Esq., ID No. 315501
Thomas C. Dyer, Esq., ID No. 331768
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 22-02862

FEDERAL HOME LOAN MORTGAGE
CORPORATION, AS TRUSTEE FOR THE
BENEFIT OF THE FREDDIE MAC SEASONED
LOANS STRUCTURED TRANSACTION
TRUST, SERIES 2019-1,

Plaintiff,

v.

CHERYL A. KASS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2023-CV-0000074-MF


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: 12/1/23

- 
 David C. Onorato, Esq., ID No. 41217
 Thomas M. Federman, Esq., ID No. 64068
 Stephen M. Hladik, Esq., ID No. 66287
 Sarah K. McCaffery, Esq., ID No. 311728
 Robert W. Williams, Esq., ID No. 315501
 Thomas C. Dyer, Esq., ID No. 331768
Attorney for Plaintiff

Name and Address of Sender
HLADIK, ONORATO & FEDERMAN, LLP
Stephanie McKee
 298 Wissahickon Avenue
 North Wales, PA 19454

TOTAL NO. of Pieces Listed by Sender
6

TOTAL NO. of Pieces Received at Post Office
[Handwritten: 6]

Postmaster, per (name of Receiving employee)
[Handwritten signature]

Affix Stamp Here
 Postmark with Date of Receipt

\$003.42
 CORRECTION
 IM1
 01/18/2024 ZIP 19454
 043M31250060

US POSTAGE

SM Kass 22-02862 1 of 2

USPS TRACKING NUMBER Firm-Specified Identifier	Address (Name, Street, City, State and Zip Code)	Postage	Fee	Special Handling	Parcel Airift
1	Cheryl A. Kass RR 3 Box 2 Market and Colley a/k/a 660 Market Street Benton, PA 17814	0.63	0.57		
2	Capital One Bank (USA) NA 1680 Capital One Drive McLean, VA 22102	0.63	0.57		
3	Service Finance Company LLC 555 South Federal Highway, Suite 200 Boca Raton, FL 33432	0.63	0.57	1.71	
4	Benton Municipal Water and Sewer Authority 3rd Street Benton, PA 17814	0.63	0.57	2.28	
5	CitiFinancial Services, Inc., A Corporation 239 Northern Boulevard Clarks Summit Scranton, PA 18411	0.63	0.57	2.85	
6	Tenant Occupant RR 3 Box 2 Market and Colley a/k/a 660 Market Street Benton, PA 17814	0.63	0.57	3.42	
7		0.63	0.57	3.99	

EXHIBIT B

Name and Address of Sender
HLADIK, ONORATO & FEDERMAN, LLP
Stephanie McKee
 298 Wissahickon Avenue
 North Wales, PA 19454

TOTAL NO. of Pieces Listed by Sender
3

TOTAL NO. of Pieces Received at Post Office
3

Postmaster, per (name of Receiving employee)

[Handwritten Signature]
 JUN 19 2024
 PA

SM Kass 22-02862 2 of 2
 quotient
 CORRECTION
 IMI
\$001.71
 01/18/2024 ZIP: 19454
 043M31250060

USPS TRACKING NUMBER	Address (Name, Street, City, State and Zip Code)	Postage	Fee	Special Handling	Parcel Airift
1	Commonwealth of PA Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	0.63	0.57		
2	Domestic Relations Section 11 W Main St Bloomsburg, PA 17815	0.63	0.57		
3	Pennsylvania Dept. of Revenue Inheritance Tax Division Bureau of Individual Taxes P.O. Box 280603 Harrisburg, PA 17128	0.63	0.57	1.71	
4		0.63	0.57	2.28	
5		0.63	0.57	2.85	
6		0.63	0.57	3.42	
7		0.63	0.57	3.99	

EXHIBIT B

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FEDERAL HOME LOAN MORTGAGE CORP
vs.
CHERYL A KASS

Case Number
2023CV74

SHERIFF'S RETURN OF SERVICE

01/16/2024 11:43 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 660 MARKET STREET, BENTON, PA 17814.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 16, 2024

NOTARY

Affirmed and subscribed to before me this

16TH day of JANUARY, 2024

Plaintiff Attorney: HLADIK ONORATO AND FEDERMAN LLP, 298 WISSAHICKON AVENUE, NORTH WALES, PA 19454

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FEDERAL HOME LOAN MORTGAGE CORP
vs.
KASS, CHERYL A

Case Number
2023CV74

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	88
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/21/2024 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	660 MARKET STREET BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:	Posted		
Date:	1/16/24	Time:	11:43
Deputy:	5	Mileage:	

Attorney / Originator:

Name:	HLADIK ONORATO AND FEDERMAN LLP	Phone:	
--------------	---------------------------------	---------------	--

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2023CV74

660 MARKET STREET, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FEDERAL HOME LOAN MORTGAGE CORP
vs.
CHERYLA KASS

Case Number
2023CV74

SHERIFF'S RETURN OF SERVICE

01/12/2024 01:04 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TC WIT: CAROLYN S. REMLEY AT PO BOX 270, BENTON, PA 17814.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

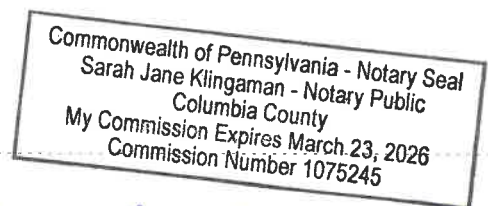
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 12, 2024

NOTARY

Affirmed and subscribed to before me this

12TH day of JANUARY, 2024



Plaintiff Attorney: HLADIK ONORATO AND FEDERMAN LLP, 298 WISSAHICKON AVENUE, NORTH WALES, PA 19454

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FEDERAL HOME LOAN MORTGAGE CORP
vs.
KASS, CHERYL A

Case Number
2023CV74

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	88
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/21/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Carolyn S. Remley		
Primary Address:	PO Box 270 Benton, PA 17814		
Phone:	570-925-2432	DOB:	
Alternate Address:	347 HURLEY STREET P.O. BOX 270 BENTON, PA 17814		
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:	Def		
Date:	1/12/24	Time:	13:04
Deputy:	5	Mileage:	

Attorney / Originator:

Name:	HLADIK ONORATO AND FEDERMAN LLP	Phone:	
--------------	---------------------------------	---------------	--

Service Attempts:

Date:	1/12/24					
Time:	12:26					
Mileage:	—					
Deputy:	5	2	3	4	5	6

Service Attempt Notes:

1. No answer, L/C.
- 2.
- 3.
- 4.
- 5.
- 6.

REMLEY, CAROLYN S.

2023CV74

PO BOX 270, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FEDERAL HOME LOAN MORTGAGE CORP
vs.
CHERYLA KASS

Case Number
2023CV74

SHERIFF'S RETURN OF SERVICE

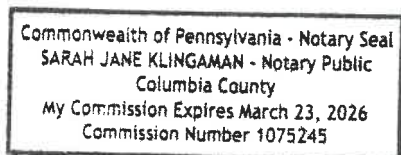
01/02/2024 12:28 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE JUDY RICHARDSON (ADMIN. ASSISTANT), WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BENTON MUNICIPAL WATER & SEWER AUTHORITY AT 420 AIRPORT ROAD, BENTON, PA 17814.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 02, 2024



NOTARY

Affirmed and subscribed to before me this

2ND day of JANUARY, 2024

Plaintiff Attorney: HLADIK ONORATO AND FEDERMAN LLP, 298 WISSAHICKON AVENUE, NORTH WALES, PA 19454

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FEDERAL HOME LOAN MORTGAGE CORP
vs.
CHERYL A KASS

Case Number
2023CV74

SHERIFF'S RETURN OF SERVICE

01/02/2024 12:13 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE MICHELLE KASS (DAUGHTER), WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CHERYL A KASS AT 660 MARKET STREET, BENTON, PA 17814.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 02, 2024

Commonwealth of Pennsylvania - Notary Seal
SARAH JANE KLINGAMAN - Notary Public
Columbia County
My Commission Expires March 23, 2026
Commission Number 1075245

NOTARY

Affirmed and subscribed to before me this

2ND day of JANUARY, 2024



Plaintiff Attorney: HLADIK ONORATO AND FEDERMAN LLP, 298 WISSAHICKON AVENUE, NORTH WALES, PA 19454

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FEDERAL HOME LOAN MORTGAGE CORP
vs.
CHERYLA KASS

Case Number
2023CV74

SHERIFF'S RETURN OF SERVICE

01/02/2024 12:13 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TC WIT:MICHELLE KASS (OCCUPANT) AT 660 MARKET STREET, BENTON, PA 17814.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 02, 2024

Commonwealth of Pennsylvania - Notary Seal
SARAH JANE KLINGAMAN - Notary Public
Columbia County
My Commission Expires March 23, 2026
Commission Number 1075245

NOTARY

Affirmed and subscribed to before me this

2ND day of JANUARY, 2024



Plaintiff Attorney: HLADIK ONORATO AND FEDERMAN LLP, 298 WISSAHICKON AVENUE, NORTH WALES, PA 19454

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FEDERAL HOME LOAN MORTGAGE CORP
vs.
KASS, CHERYL A

Case Number
2023CV74

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	88
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/21/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	CHERYL A KASS
Primary Address:	660 MARKET STREET BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Michelle Kass		
Relation:	Daughter		
Date:	1/2/24	Time:	12:13
Deputy:	5	Mileage:	

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP	Phone:
--	---------------

Service Attempts:

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

Service Attempt Notes:

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

KASS, CHERYL A
2023CV74
660 MARKET STREET, BENTON, PA 17814
NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FEDERAL HOME LOAN MORTGAGE CORP
vs.
KASS, CHERYLA

Case Number
2023CV74

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	88
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/21/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	660 MARKET STREET BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:	Michelle Kass		
Relation:	Posted Occupant		
Date:	1/2/24 7/2/24	Time:	12:13 12:09
Deputy:	5 5	Mileage:	

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP	Phone:
--	---------------

Service Attempts:

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

Service Attempt Notes:

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

OCCUPANT
2023CV74
660 MARKET STREET, BENTON, PA 17814
NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FEDERAL HOME LOAN MORTGAGE CORP
vs.
KASS, CHERYL A

Case Number
2023CV74

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	88
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/21/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BENTON MUNICIPAL WATER & SEWER AU
Primary Address:	590 EVERETT STREET BENTON, PA 17814
Phone:	DOB:
Alternate Address:	420 Airport Rd. Benton Pa 17814
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Judy Richardson		
Relation:	Admin. Assistant		
Date:	11/2/24	Time:	12:28
Deputy:	5	Mileage:	

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP	Phone:
--	---------------

Service Attempts:

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

Service Attempt Notes:

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

BENTON MUNICIPAL WATER 2023CV74 590 EVERETT STREET, BENTON, PA 17814 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 12/26/2023

Account: 3994
Name: tchamberlain@columbiapa.org
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER
Address: PO BOX 380
BLOOMSBURG, PA 17815
Telephone:

Ad ID: 56760
Description: Cheryl Kass Sale
Run Dates: 01/31/2024 - 02/14/2024
Class: 0002
Orig User: sshotwel
Words: 679
Lines: 81
Agate Lines: 216
Depth: 9.00
Blind Box:

Total Ad Cost \$1,536.80
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	01/31/2024	02/14/2024	3	1,536.80

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV74

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, FEBRUARY 21, 2024
9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a post on the southwest corner of the lot at the point where Colley Street intersects with Old West Creek Road;

THENCE along said Colley Street, southeastwardly, eight and ninety-five one hundredths rods; THENCE by other lands now or late of the Estate of R.L.F. Colley, Deceased, North thirty-two and three-fourths degrees East, seven and six-tenths rods to land now or late of Daniel Hartman; THENCE northwestwardly along said land now or late of Daniel Hartman to the Old West Creek Road;

THENCE along said West Creek Road to the place of BEGINNING. CONTAINING approximately one-half acre of land. Upon which are erected a dwelling house, garage and additional improvements.

BEING THE SAME PREMISES which James L. Edkin, by Deed dated July 3 1, 1998 and recorded on July 31, 1998, in the Columbia County Recorder of Deeds Office at Deed Book Volume 696 at Page 9, granted and conveyed unto Michael V. Kass and Cheryl A. Kass, husband and wife. The said Michael V. Kass departed this life on or about October 28, 2009, thereby vesting title to Cheryl A. Kass by operation of law. Being Known as RR 3 Box 2 Market and Colley a/k/a 660 Market Street, Benton, PA 17814
Parcel I.D. No. 02 04 1 1401000

PROPERTY ADDRESS: 660 MARKET STREET, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 02 04 11401000

Seized and taken into execution to be sold as the property of CHERYL A. KASS in suit of FEDERAL HOME LOAN MORTGAGE CORP.

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 CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FEDERAL HOME LOAN MORTGAGE CORP
vs.
CHERYLA KASS

Case Number
2023CV74

SHERIFF'S RETURN OF SERVICE

12/18/2023 10:58 AM - DEPUTY JONATHAN BROADT, 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 LYNN DIXSON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR COLUMBIA COUNTY TAX OFFICE AT PO BOX 380 BLOOMSBURG, PA 17815.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 18, 2023

Commonwealth of Pennsylvania - Notary Seal
SARAH JANE KLINGAMAN - Notary Public
Columbia County
My Commission Expires March 23, 2026
Commission Number 1075245

NOTARY

Affirmed and subscribed to before me this

18TH day of DECEMBER, 2023

Plaintiff Attorney: HLADIK ONORATO AND FEDERMAN LLP, 298 WISSAHICKON AVENUE, NORTH WALES, PA 19454

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FEDERAL HOME LOAN MORTGAGE CORP
vs.
KASS, CHERYL A

Case Number
2023CV74

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	88
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/21/2024 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 · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Lynn Ditson		
Relation:	CLERK		
Date:	12/18/23	Time:	10:58
Deputy:	9	Mileage:	

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP	Phone:
--	---------------

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2023CV74

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FEDERAL HOME LOAN MORTGAGE CORP
vs.
CHERYLA KASS

Case Number
2023CV74

SHERIFF'S RETURN OF SERVICE

12/18/2023 11:01 AM - DEPUTY JONATHAN BROADT, 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 BRITTANI SHAFFER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DOMESTIC RELATIONS OFFICE OF COLUMBIA COUNTY AT 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA 17815.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 18, 2023

Commonwealth of Pennsylvania - Notary Seal
SARAH JANE KLINGAMAN - Notary Public
Columbia County
My Commission Expires March 23, 2026
Commission Number 1075245

NOTARY

Affirmed and subscribed to before me this

18TH day of DECEMBER, 2023

Plaintiff Attorney: HLADIK ONORATO AND FEDERMAN LLP, 298 WISSAHICKON AVENUE, NORTH WALES, PA 19454

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FEDERAL HOME LOAN MORTGAGE CORP
vs.
KASS, CHERYL A

Case Number
2023CV74

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	88
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/21/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Domestic Relations Office of Columbia Co
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Brittani Shaffer		
Relation:	secretary		
Date:	12/18/23	Time:	11:01
Deputy:	4	Mileage:	

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP	Phone:
--	---------------

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2023CV74 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

COPI

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-1,
Plaintiff,

DOCKET NO. 2023-CV-0000074-MF

2023-ED-88

v.

CHERYL A. KASS,
Defendant.

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:

RR 3 Box 2 Market and Colley a/k/a 660 Market Street, Benton,
within the Borough of Benton, Columbia County, PA 17814.
(See legal description attached as **Exhibit "A"**)

Amount Due \$ 71,996.22

Plus interest to be added at the *per diem* rate of \$7.40 from October 7, 2023 through the date on which the property is sold at Sheriff's sale. \$ _____

TOTAL **\$ _____**

Date: 12/8/2023

Barbara N. Silvetti
Prothonotary & Clerk of Sev. Courts

By: Melissa Trapp
My Com. Ex. 1st Monday in 2024

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a post on the southwest corner of the lot at the point where Colley Street intersects with Old West Creek Road;

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THENCE northwestwardly along said land now or late of Daniel Hartman to the Old West Creek Road;

THENCE along said West Creek Road to the place of BEGINNING.

CONTAINING approximately one-half acre of land. Upon which are erected a dwelling house, garage and additional improvements.

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Being Known as RR 3 Box 2 Market and Colley a/k/a 660 Market Street, Benton, PA 17814

Parcel I.D. No. 02 04 11401000



REAL ESTATE OUTLINE

ED # 88

DATE RECEIVED 12-8-2023
DOCKET AND INDEX 2023 CV 74

CHECK FOR PROPER INFO.

- WRIT OF EXECUTION X
- COPY OF DESCRIPTION X
- WHEREABOUTS OF LKA X
- NON-MILITARY AFFIDAVIT ()
- NOTICES OF SHERIFF SALE X
- WAIVER OF WATCHMAN ()
- AFFIDAVIT OF LIENS LIST X
- CHECK FOR \$1,350.00 OR 2,000.⁰⁰ X CK# 016591

*emailed
12-14-23*

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

SALE DATE 2/21/24 TIME 9:00

POSTING DATE _____

ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>1-31</u>
2 ND WEEK	<u>2-7</u>
3 RD WEEK	<u>2-14</u>

LEGAL DESCRIPTION

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Being Known as RR 3 Box 2 Market and Colley a/k/a 660 Market Street, Benton, PA 17814

Parcel I.D. No. 02 04 11401000



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: December 14, 2023

Re: Sheriffs Sale Advertising Dates
Federal Home Loan Mortgage Corporation
VS.
Cheryl A. Kass

No. 74 of 2023 J.D. and No. 88 of 2023 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week January 31st 2024

2nd Week February 7th 2024

3rd Week February 14th 2024

SALE DATE: **February 21st 2024 @ 9:00 a.m**

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

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
Sarah K. McCaffery, Esq., ID No. 311728
Robert W. Williams, Esq., ID No. 315501
Thomas C. Dyer, Esq., ID No. 331768
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 22-02862

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-1,
Plaintiff,

v.

CHERYL A. KASS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2023-CV-0000074-MF

2023-EP-81

ACT 91 CERTIFICATION

I, the undersigned attorney for Plaintiff, Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1, 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 October 4, 2022
- () the premises are not subject to the provisions of Act 91 because
 - () an FHA Mortgage
 - () non-owner occupied
 - () vacant

HLADIK, ONORATO & FEDERMAN, LLP

Date: 12/1/23



- David C. Onorato, Esq., ID No. 41217
- Thomas M. Federman, Esq., ID No. 64068
- Stephen M. Hladik, Esq., ID No. 66287
- Sarah K. McCaffery, Esq., ID No. 311728
- Robert W. Williams, Esq., ID No. 315501
- Thomas C. Dyer, Esq., ID No. 331768

Attorney for Plaintiff

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV74

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, FEBRUARY 21, 2024
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a post on the southwest corner of the lot at the point where Colley Street intersects with Old West Creek Road; THENCE along said Colley Street, southeastwardly, eight and ninety-five one hundredths rods; THENCE by other lands now or late of the Estate of R.L.F. Colley, Deceased, North thirty-two and three-fourths degrees East, seven and six-tenths rods to land now or late of Daniel Hartman; THENCE northwestwardly along said land now or late of Daniel Hartman to the Old West Creek Road;

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Being Known as RR 3 Box 2 Market and Colley a/k/a 660 Market Street, Benton, PA 17814
Parcel I.D. No. 02 04 1 1401000

PROPERTY ADDRESS: 660 MARKET STREET, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 02 04 11401000

Seized and taken into execution to be sold as the property of CHERYL A KASS in suit of FEDERAL HOME LOAN MORTGAGE CORP.

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

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
Sarah K. McCaffery, Esq., ID No. 311728
Robert W. Williams, Esq., ID No. 315501
Thomas C. Dyer, Esq., ID No. 331768
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

COPY
Attorneys for Plaintiff
File No. 22-02862

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-1,
Plaintiff.

v.

CHERYL A. KASS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2023-CV-0000074-MF

2023-ED-88

AFFIDAVIT PURSUANT TO RULE 3129.1

Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1, 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 RR 3 Box 2 Market and Colley a/k/a 660 Market Street, Benton, Borough of Benton, Columbia County, PA 17814, 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:
Cheryl A. Kass

Address:
RR 3 Box 2 Market and Colley
a/k/a 660 Market Street
Benton, PA 17814

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

Name:
Cheryl A. Kass

Address:
RR 3 Box 2 Market and Colley
a/k/a 660 Market Street
Benton, PA 17814

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

Name:

Address:

Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1, *Plaintiff*

c/o Select Portfolio Servicing, Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Capital One Bank (USA) NA

1680 Capital One Drive
McLean, VA 22102

Service Finance Company LLC

555 South Federal Highway, Suite 200
Boca Raton, FL 33432

Benton Municipal Water and Sewer Authority

3rd Street
Benton, PA 17814

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

Name:
Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1, *Plaintiff*

Address:
c/o Select Portfolio Servicing, Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

CitiFinancial Services, Inc.,
A Corporation

239 Northern Boulevard
Clarks Summit
Scranton, PA 18411

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:

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:
RR 3 Box 2 Market and Colley
a/k/a 660 Market Street
Benton, PA 17814

Commonwealth of PA

P.O. Box 2675

Department of Welfare

Harrisburg, PA 17105

Domestic Relations Section

11 W Main St
Bloomsburg, PA 17815

Pennsylvania Dept. of Revenue
Inheritance Tax Division

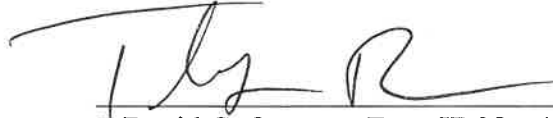
Bureau of Individual Taxes
P.O. Box 280603
Harrisburg, PA 17128

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: 12/1/23



- David C. Onorato, Esq., ID No. 41217
- Thomas M. Federman, Esq., ID No. 64068
- Stephen M. Hladik, Esq., ID No. 66287
- Sarah K. McCaffery, Esq., ID No. 311728
- Robert W. Williams, Esq., ID No. 315501
- Thomas C. Dyer, Esq., ID No. 331768
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a post on the southwest corner of the lot at the point where Colley Street intersects with Old West Creek Road;

THENCE along said Colley Street, southeastwardly, eight and ninety-five one hundredths rods;

THENCE by other lands now or late of the Estate of R.L.F. Colley, Deceased, North thirty-two and three-fourths degrees East, seven and six-tenths rods to land now or late of Daniel Hartman;

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Being Known as RR 3 Box 2 Market and Colley a/k/a 660 Market Street, Benton, PA 17814

Parcel I.D. No. 02 04 11401000



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
Sarah K. McCaffery, Esq., ID No. 311728
Robert W. Williams, Esq., ID No. 315501
Thomas C. Dyer, Esq., ID No. 331768
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 22-02862

FEDERAL HOME LOAN MORTGAGE
CORPORATION, AS TRUSTEE FOR THE
BENEFIT OF THE FREDDIE MAC SEASONED
LOANS STRUCTURED TRANSACTION
TRUST, SERIES 2019-1,

Plaintiff,

v.

CHERYL A. KASS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2023-CV-0000074-MF

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: 12/1/23



- David C. Onorato, Esq., ID No. 41217
- Thomas M. Federman, Esq., ID No. 64068
- Stephen M. Hladik, Esq., ID No. 66287
- Sarah K. McCaffery, Esq., ID No. 311728
- Robert W. Williams, Esq., ID No. 315501
- Thomas C. Dyer, Esq., ID No. 331768

Attorney for Plaintiff

Document Receipt

Trans #	19656	Carrier / service:	USPS Server	First-Class Mail®	12/14/2023 12:00:00 AM
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Ship to:

CAPITAL ONE BANK
1680 CAPITAL ONE DRIVE

Tracking #: 71901140006000190692
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MCLEAN VA 22102

Document Receipt

Trans #	19657	Carrier / service:	USPS Server	First-Class Mail®	12/14/2023 12:00:00 AM
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Ship to:

CITIFINANCIAL SERIVES INC
239 NORTHERN BOULEVARD
CLARK SUMMIT

SCRANTON PA 18411

Tracking #: 71901140006000190708
Doc Ref #: 2023ED88
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MCLEAN VA 22102

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

660 AMERICAN AVENUE
301

Tracking #:	71901140006000190678
Doc Ref #:	2023ED88
Postage	5.8600

KING OF PRUSSIA PA 19406

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

660 AMERICAN AVENUE
301

Tracking #:	71901140006000190678
Doc Ref #:	2023ED88
Postage	5.8600

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	19655	Carrier / service:	USPS Server	First-Class Mail®	12/14/2023 12:00:00 AM
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Ship to:

SERVICE FINANCE COMPANY LLC
555 SOUTH FEDERAL HIGHWAY SUITE
200

Tracking #: 71901140006000190685

Doc Ref #: 2023ED88

Postage 5.8600

BOCA RATON FL 33432

Document Receipt

Trans #	19655	Carrier / service:	USPS Server	First-Class Mail®	12/14/2023 12:00:00 AM
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Ship to:

SERVICE FINANCE COMPANY LLC
555 SOUTH FEDERAL HIGHWAY SUITE
200

Tracking #: 71901140006000190685

Doc Ref #: 2023ED88

Postage 5.8600

BOCA RATON FL 33432

Document Receipt

Trans # 19652 Carrier / service: USPS Server First-Class Mail® 12/14/2023 12:00:00 AM

Ship to:

IRS

INTERNAL REVENUE OF JUSTICE

1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000190654
Doc Ref #: 2023ED88
Postage 5.8600

PITTSBURGH PA 15222

Document Receipt

Trans # 19653 Carrier / service: USPS Server First-Class Mail® 12/14/2023 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 71901140006000190661

Doc Ref #: 2023ED88

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans #	19651	Carrier / service:	USPS Server	First-Class Mail®	12/14/2023 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #: 71901140006000190647
Doc Ref #: 2023ED88
Postage 5.8600

HARRISBURG PA 17128

Document Receipt

Trans #	19651	Carrier / service:	USPS Server	First-Class Mail®	12/14/2023 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #: 71901140006000190647
Doc Ref #: 2023ED88
Postage 5.8600

HARRISBURG PA 17128

Document Receipt

Trans #	19650	Carrier / service:	USPS Server	First-Class Mail®	12/14/2023 12:00:00 AM
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Ship to:

COMMONWEALT OF PA
PO BOX 2675

DEPT OF WELFARE

Tracking #: 71901140006000190630
Doc Ref #: 2023ED88
Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans #	19650	Carrier / service:	USPS Server	First-Class Mail®	12/14/2023 12:00:00 AM
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Ship to:

COMMONWEALT OF PA
PO BOX 2675

DEPT OF WELFARE

Tracking #: 71901140006000190630
Doc Ref #: 2023ED88
Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans # 19650 Carrier / service: USPS Server First-Class Mail® 12/14/2023 12:00:00 AM

Ship to:

COMMONWEALTH OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000190630

Doc Ref #: 2023ED88

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans #	19650	Carrier / service:	USPS Server	First-Class Mail®	12/14/2023 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000190630

Doc Ref #: 2023ED88

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans # 19650 Carrier / service: USPS Server First-Class Mail® 12/14/2023 12:00:00 AM

Ship to:

COMMONWEALTH OF PA
PO BOX 2675

DEPT OF WELFARE

Tracking #: 71901140006000190630
Doc Ref #: 2023ED88
Postage 5.8600

HARRISBURG PA 17105

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
Sarah K. McCaffery, Esq., ID No. 311728
Robert W. Williams, Esq., ID No. 315501
Thomas C. Dyer, Esq., ID No. 331768
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 22-02862

FEDERAL HOME LOAN MORTGAGE
CORPORATION, AS TRUSTEE FOR THE
BENEFIT OF THE FREDDIE MAC SEASONED
LOANS STRUCTURED TRANSACTION
TRUST, SERIES 2019-1,

Plaintiff,

v.

CHERYL A. KASS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2023-CV-0000074-MF

2023-EP-88

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Cheryl A. Kass
RR 3 Box 2 Market and Colley
a/k/a 660 Market Street
Benton, PA 17814

Real estate situate at RR 3 Box 2 Market and Colley a/k/a 660 Market Street, Benton, Borough of Benton, Columbia County, PA 17814, as more fully set forth on Exhibit "A" attached hereto, is scheduled to be sold at Sheriff's Sale at:

9:00 AM, on Feb. 21st 2024,

in the Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815, to enforce the Court Judgment of \$71,996.22 (plus any additional interest and costs) obtained by Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1, 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: 12/1/23

- 
- David C. Onorato, Esq., ID No. 41217
 - Thomas M. Federman, Esq., ID No. 64068
 - Stephen M. Hladik, Esq., ID No. 66287
 - Sarah K. McCaffery, Esq., ID No. 311728
 - Robert W. Williams, Esq., ID No. 315501
 - Thomas C. Dyer, Esq., ID No. 331768
Attorney for Plaintiff



Hladik, Onorato
& Federman, LLP
THE HOF LAW GROUP

smckee@hoflawgroup.com
298 Wissahickon Avenue
North Wales, PA 19454
Phone (215)855-9521
Fax (215)855-9121
File No. 22-02862

December 1, 2023

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

RE: Federal Home Loan Mortgage Corporation, as Trustee v. Cheryl A. Kass
Columbia County Court of Common Pleas No. 2023-CV-0000074-MF
Property situated at: RR 3 Box 2 Market and Colley a/k/a 660 Market Street, Benton, PA
17814

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):

- Cheryl A. Kass

RR 3 Box 2 Market and Colley a/k/a 660 Market Street, Benton, PA 17814

- Handbill – Please Post

RR 3 Box 2 Market and Colley a/k/a 660 Market Street, Benton, PA 17814

- 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,

Stephanie McKee, Legal Assistant

SHORT DESCRIPTION

By virtue of Writ of Execution No. 2023-CV-0000074-MF
Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac
Seasoned Loans Structured Transaction Trust, Series 2019-1 (Plaintiff)

vs. Cheryl A. Kass, (Defendant)

Property Address RR 3 Box 2 Market and Colley a/k/a 660 Market Street, Benton, PA 17814

Parcel I.D. No. 02 04 11401000

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$71,996.22

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

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

016591

TD BANK
3-1807360

HLADIK ONORATO AND FEDERMAN LLP
OPERATING ACCOUNT
298 WISSAHICKON AVE
NORTH WALES, PA 19454

AMOUNT

DATE

12/01/2023

*****2,000.00*****

Two Thousand and 00/100

PAY

Columbia County Sheriff's Office
35 W. Main Street
P.O. Box 380
Bloomsburg, PA 17815

TO THE
ORDER OF


2023-CV-0000074-MF/660 Market St, Benton, PA
17814/22-2862/Sheriff



AUTHORIZED SIGNATURE

MP

⑈016591⑈ ⑆036001808⑆ 4270961935⑈

Security Features Included  Details on back