

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC., DBA BSI FINANCIAL SERVICES
vs.
ROBERT MARKLE (et al.)

Case Number
2023CV96

PROPERTY ADDRESS

1000 5TH AVENUE, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
12/21/2023	Advance Fee	Advance Fee	8289	\$0.00	\$1,350.00
12/21/2023	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/21/2023	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/21/2023	Crying Sale			\$10.00	\$0.00
12/21/2023	Docketing			\$15.00	\$0.00
12/21/2023	Levy			\$15.00	\$0.00
12/21/2023	Mailing Costs			\$42.00	\$0.00
12/21/2023	Posting Handbill			\$15.00	\$0.00
12/21/2023	Press Enterprise Inc.			\$1,621.40	\$0.00
12/21/2023	Sheriff Automation Fund			\$50.00	\$0.00
12/21/2023	Web Posting			\$100.00	\$0.00
02/16/2024	Service			\$195.00	\$0.00
02/16/2024	Service Mileage			\$24.00	\$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			\$5.00	\$0.00
02/16/2024	Surcharge			\$40.00	\$0.00
02/20/2024	Continued or Cancelled Sale	Postponed to: 6/12/2024		\$10.00	\$0.00
05/23/2024	Continued or Cancelled Sale	Postponed to: 7/31/2024		\$10.00	\$0.00
07/19/2024	Continued or Cancelled Sale	Postponed to: 10/30/2024		\$10.00	\$0.00
				\$2,211.40	\$1,350.00

TOTAL BALANCE:	\$(861.40)
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TX Result Report

P 1
06/03/2025 15:23
Serial No. ACT9011005893
TC: 106570

Addressee	Start Time	Time	Prints	Result	Note
915162796990	06-03 15:22	00:00:56	000/002	No Ans	ORG

Note TMR:Timer TX, POL:Polling, ORG:Original Size Setting, FME:Frame Erase TX,
 DSP:Page Separation TX, MIX:Mixed Original Tx, CALL:Manual TX, CSAC:CSAC,
 FWD:Forward, PC:PC-FAX, BND:Double-Sided Binding Direction, SP:Special Original,
 FCODE:F-code, RTX:Re-Tx, RLY:Relay, MBX:Confidential, BUL:Bulletin,
 IPADR:IP Address Fax, I-FAX:Internet Fax IP-FAX: IP-FAX(SIP)

Result OK: Communication OK, S-OK: Stop Communication, PW-OFF: Power Switch OFF,
 TEL: RX from TEL, NG: Other Error, Cont: Continue, No Ans: No Answer,
 Re-Use: Receipt Refused, Busy: Busy, M-Full:Memory Full, LOVR:Receiving length Over,
 POVR:Receiving page Over, FIL:File Error, DC:Decode Error, MDN:MDN Response Error,
 DSN:DSN Response Error, PRINT:Compulsory Memory Document Print,
 DEL:Compulsory Memory Document Delete, SEND:Compulsory Memory Document Send.

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

RRobertson@pincus Law Group, com
em 11-21-25

fax

TO: Sean McDonnell FROM: Sheriff Timothy Chamberlain
 FAX: PAGES: 2
 PHONE: DATE: June 3, 2025
 RE: Markle Execution CC:

Urgent For Review Please Comment Please Reply Please Recycle

Attached is a cost sheet showing a balance due of \$861.40 on an execution that was stayed October 22, 2024.

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

fax

TO: Sean McDonnell

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: June 3, 2025

RE: Markle Execution

CC:

Urgent For Review Please Comment Please Reply Please Recycle

Attached is a cost sheet showing a balance due of \$861.40 on an execution that was stayed October 22, 2024.



Five Greentree Centre
525 Route 73 North, Suite 309
Marlton, New Jersey 08053
Phone: 484-575-2201
Fax: 516-279-6990
www.pincuslaw.com
Licensed in NY, NJ, FL, PA

October 22, 2024

COLUMBIA SHERIFF'S DEPARTMENT
35 W. MAIN STREET
BLOOMSBURG, PA 17815

Via Email: Timothy Chamberlain <tchamberlain@columbiapa.org>

**RE: SERVIS ONE, INC DBA BSI FINANCIAL SERVICES v. ROBERT J MARKLE
 AND SHIRLEY M MARKLE
 COURT OF COMMON PLEAS DOCKET NO. 2023-CV-96
 PROPERTY: 1000 5TH AVENUE, BERWICK, PA 18603
 REQUEST TO STAY OCTOBER 30, 2024, SHERIFF'S SALE**

Dear Sir or Madam:

Please allow this letter to serve as notification that we are requesting that the October 30, 2024, Sheriff's Sale in the above referenced matter be marked as stayed. No Consideration received.

Should you have any questions or concerns, please do not hesitate to contact me at 484-575-2201 or smdonnell@pincuslaw.com . Thank you for your attention to this matter.

Very Truly Yours,

Sean McDonnell
PINCUS LAW GROUP, PLLC

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff

SERVIS ONE, INC., DBA BSI FINANCIAL SERVICES

Defendant

ROBERT MARKLE
SHIRLEY M MARKLE

Attorney for the Plaintiff:

PINCUS LAW GROUP PLLC
FIVE GREENTREE CENTRE
525 ROUTE 73 NORTH SUITE 309
MARLTON, NJ 08053

Sheriff's Sale Date: Wednesday, October 30, 2024

Writ of Execution No. : 2023CV96

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1000 5TH AVENUE, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$42.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,621.40
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		\$24.00
Distribution Form		\$25.00
Copies		\$6.50
Notary Fee		\$10.00
Tax Claim Search		\$5.00
Surcharge		\$40.00
Continued or Cancelled Sale	Postponed to: 6/12/2024	\$10.00
Continued or Cancelled Sale	Postponed to: 7/31/2024	\$10.00
Continued or Cancelled Sale	Postponed to: 10/30/2024	\$10.00

Total Sheriff Costs **\$2,456.40**

Distribution Costs

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

Grand Total: **\$2,528.15**

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

SERVIS ONE, INC.

VS ROBERT & SHIRLEY MARKLE

NO. 91-2023 ED

NO. 96-2023 JD

DATE/TIME OF SALE: OCTOBER 30, 2024

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 \$ _____

91-23
96.23

SHERIFF'S SALE COST SHEET

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	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>450.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1621.40</u>	
SOLICITOR'S SERVICES	\$ <u>100.00/50</u>	
TOTAL *****		\$ <u>1921.40</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

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

TOTAL COSTS (OPENING BID) \$ 2498.15

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

SERVIS ONE, INC DBA BSI FINANCIAL SERVICES		COURT OF COMMON PLEAS OF COLUMBIA COUNTY
	Plaintiff	
Shirley M Markle	v.	NO. 2023-CV-96
	Defendant	CIVIL ACTION - MORTGAGE FORECLOSURE

ORDER

AND NOW, this 19th day of July, 2024, upon consideration of Plaintiff's Emergency Motion to Postpone the Sheriff's Sale (the "Motion"), it is hereby ORDERED that said Motion is GRANTED.

IT IS FURTHER ORDERED that the sale of the property known as 1000 5th Ave, Berwick, PAPA 18603 (the "Property") scheduled for the July 31, 2024 Sheriff's Sale is hereby postponed to the October 30, 2024 Sheriff's Sale. No further advertising or additional notice to lienholders or Defendant is required. The postponement shall be announced at the July 31, 2024 Sheriff's Sale.

BY THE COURT:


_____ J.

FILED
2024 JUL 19 2:11:04 PM
COLUMBIA COUNTY

PINCUS LAW GROUP, PLLC
 Sarah K. McCaffery, Esquire (311728)
 Sherri J. Smith, Esquire (90675)
 Christopher Cummins, Esquire (331304)
 Five Greentree Centre
 525 Route 73 North, Suite 309
 Marlton, NJ 08053
 Telephone: 484-575-2201
 Fax: 516-299-6990
 Email: smccaffery@pincuslaw.com
ssmith@pincuslaw.com
ccummins@pincuslaw.com

Attorney for Plaintiff

 **COPY**

SERVIS ONE, INC DBA BSI FINANCIAL SERVICES	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
Plaintiff	NO. 2023-CV-96
v. Shirley M Markle	CIVIL ACTION - MORTGAGE FORECLOSURE
Defendant	

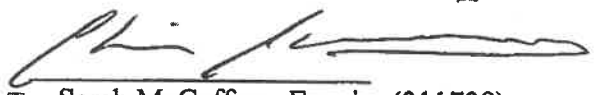
FILED
 CLERK OF COURT
 JUL 18 AM 10:48
 COUNTY OF COLUMBIA PA

NOTICE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for **JULY 31 2024** in the above-captioned matter has been continued until **OCTOBER 30, 2024**.

PINCUS LAW GROUP, PLLC

Dated: 7/15/2024



- Sarah McCaffery, Esquire (311728)
- Sherri J. Smith, Esquire (90675)
- Christopher Cummins, Esquire (331304)

Attorney for Plaintiff

 **COPY**



2929 Arch Street, Suite 1700

Philadelphia, PA 19104

Phone: 484-575-2201

Fax: 516-279-6990

www.pincuslaw.com

Licensed in NY, NJ, FL, PA

May 23, 2024

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

Via Email: tchamberlain@columbiapa.org

**RE: SERVIS ONE, INC DBA BSI FINANCIAL SERVICES v. Robert J Markle and
Shirley M Markle
Court of Common Pleas Docket No. 2023-CV-96
Property: 1000 5th Ave, Berwick, PAPA 18603
REQUEST TO POSTPONE JUNE 12, 2024 SHERIFF'S SALE**

Dear Sir or Madam:

Please allow this letter to serve as notification that we are requesting **JUNE 12, 2024** Sheriff's Sale in the above referenced matter be continued to **JULY 31, 2024**.

Should you have any questions or concerns, please do not hesitate to contact me at 484-575-220 or klanier@pincuslaw.com. Thank you for your attention to this matter.

Very Truly Yours,

/s/ Kinyon Lanier
THE PINCUS LAW GROUP, PLLC

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 62880
Runs Jan ~~31~~,
Feb ~~24~~ ~~14~~
off - yes

24 HOUR PHONE

(570) 784-6300

PRESS ENTERPRISE

Lackawanna Avenue

Bloomsburg, PA 17815

Date: December 21, 2023

Re: Sheriffs Sale Advertising Dates

SERVIS ONE, INC

VS.

SHIRLEY M. MARKLE

No. 96 of 2023 J.D. and No. 91 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. 2023CV96

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 OF THOSE THREE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE 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 NORTHWEST CORNER OF LOT NO. 1579; 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 AFORESAID; 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 DOCUMENT 20005337.

The said, Robert J. Markle departed this life on January 14, 202, vesting sole to Shirley M. Markle. THE IMPROVEMENTS THEREON BEING KNOWN AS 1000 5TH AVENUE, BERWICK, PA 18603.

TAX ID 04C-01-050-00-000

PROPERTY ADDRESS: 1000 5TH AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-01-050-000

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.

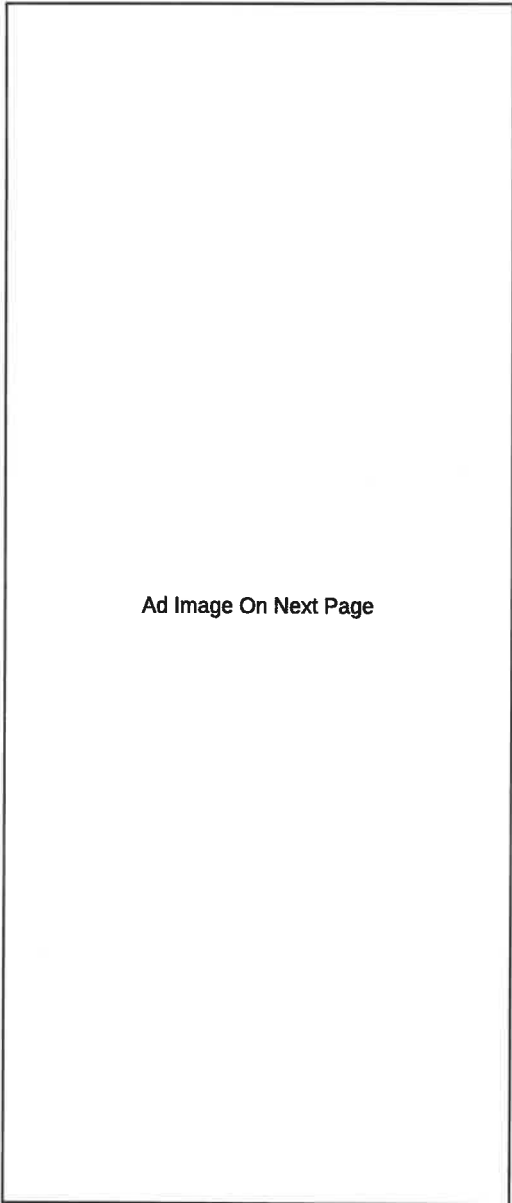
TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to 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:
PINCUS LAW GROUP PLLC
PHILADELPHIA, 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: Markle Sale
Date(s) Published: 01/31/2024, 02/07/2024, 02/14/2024

[Handwritten signature]

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

[Handwritten signature: 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



2929 Arch Street, Suite 1700

Philadelphia, PA 19104

Phone: 484-575-2201

Fax: 516-279-6990

www.pincuslaw.com

Licensed in NY, NJ, FL, PA

February 20, 2024

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

Via Email: tchamberlain@columbiapa.org

**RE: SERVIS ONE, INC DBA BSI FINANCIAL SERVICES v. Robert J Markle and
Shirley M Markle
Court of Common Pleas Docket No. 2023-CV-96
Property: 1000 5th Ave, Berwick, PAPA 18603
REQUEST TO POSTPONE FEBRUARY 21, 2024 SHERIFF'S SALE**

Dear Sir or Madam:

Please allow this letter to serve as notification that we are requesting **FEBRUARY 21, 2024** Sheriff's Sale in the above referenced matter be continued to **JUNE 12, 2024**.

Should you have any questions or concerns, please do not hesitate to contact me at 484-575-220 or klanier@pincuslaw.com. Thank you for your attention to this matter.

Very Truly Yours,

/s/ Kinyon Lanier
THE PINCUS LAW GROUP, PLLC

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

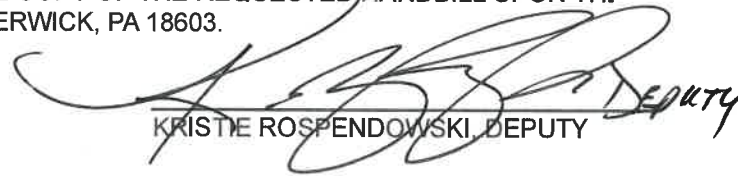


SERVIS ONE, INC., DBA BSI FINANCIAL SERVICES
vs.
ROBERT MARKLE (et al.)

Case Number
2023CV96

SHERIFF'S RETURN OF SERVICE

01/17/2024 08:39 AM - DEPUTY KRISTIE ROSPENDOWSKI, 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 1000 5TH AVENUE, BERWICK, PA 18603.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 17, 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

17TH day of JANUARY, 2024



Plaintiff Attorney: PINCUS LAW GROUP PLLC, 2929 ARCH STREET, SUITE 1700, PHILADELPHIA, PA 19104

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC., DBA BSI FINANCIAL SERVICES
vs.
MARKLE, ROBERT (et al.)

Case Number
2023CV96

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name:	(POSTING)
Primary Address:	1000 5TH AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:	FRONT DOOR		
Relation:			
Date:	1/17/24	Time:	0839
Deputy:	4	Mileage:	

Attorney / Originator:

Name: PINCUS LAW GROUP PLLC	Phone:
------------------------------------	---------------

Service Attempts:

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

Service Attempt Notes:

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

2023CV96

1000 5TH AVENUE, BERWICK, PA 18603

NO EXPIRATION

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
TAX COLLECTOR
1615 LINCOLN AVENUE
BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
NO PERSONAL CHECKS AFTER DEC.1, 2023

PHONE: 570-752-7442

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	41,350	12.135	491.74	501.78	551.96
SINKING		1	40.52	41.35	45.49
FIRE		1.25	50.66	51.69	54.27
LIGHT		1.25	50.66	51.69	54.27
BORO RE		18.1	733.47	748.44	785.86
The discount & penalty have been calculated for your convenience			1,367.05 April 30 If paid on or before	1,394.95 June 30 If paid on or before	1,491.85 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MARKLE ROBERT J & SHIRLEY M
1000 FIFTH AVENUE
BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04C-01 -050-00,000		
1000 FIFTH AVE		
.4953 Acres	Land	8,307
	Buildings	33,043
	Total Assessment	41,350

This tax returned to courthouse on:
January 1, 2024

Case

FILE COPY

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

Cassie C. Gingher
8/27/23

Bill Date: 7/1/2023

Bill #: 2565

RETURN THIS COUPON IF PAYING IN FULL

Make Check Payable To: The Berwick Area School District

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

2023-2024 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Taxes are due and payment is requested from:

024412

04C01 05000000 2565 C04
MARKLE ROBERT J & SHIRLEY M
1000 5TH AVE
BERWICK PA 18603-1108

Parcel #: 04C01 05000000

Property Location and Description:

1000 FIFTH AVE
.495

Assessment:

L= 8,307
B= 33,043
T= 41,350

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	50.920	2,105.54
HOMESTEAD EXCLUSION	(4,986.00)	(253.89)
FARMSTEAD EXCLUSION	NA	NA

AMOUNTS DUE

If Paid By 8/31/2023	2% Discount Amount	1,814.62
If Paid By 10/31/2023	Face Amount	1,851.65
If Paid After 10/31/2023	10% Penalty Amount	2,036.82

Last Day to Pay: 12/31/2023

For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Office Hours

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

Cassie C. Gingher
8/31/23

Homestead/Farmstead Applied

Tim,
2023 taxes paid in full

Cassie

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC., DBA BSI FINANCIAL SERVICES
vs.
ROBERT MARKLE (et al.)

Case Number
2023CV96

SHERIFF'S RETURN OF SERVICE

12/28/2023 12:40 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 NATALIE BLOCKUS, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BERWICK AREA JOINT SEWER AUTHORITY AT 1108 FREAS AVENUE, BERWICK, PA 18603.


JONATHAN BROADT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 28, 2023

NOTARY

Affirmed and subscribed to before me this

28TH day of DECEMBER, 2023

Plaintiff Attorney: PINCUS LAW GROUP PLLC, 2929 ARCH STREET, SUITE 1700, PHILADELPHIA, PA 19104

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC., DBA BSI FINANCIAL SERVICES
vs.
ROBERT MARKLE (et al.)

Case Number
2023CV96

SHERIFF'S RETURN OF SERVICE

12/28/2023 12:45 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 CAROL YOHE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR OCCUPANT AT 1000 5TH AVENUE, BERWICK, PA, 18603.


JONATHAN BROADT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 28, 2023

NOTARY

Affirmed and subscribed to before me this

28TH day of DECEMBER, 2023

Plaintiff Attorney: PINCUS LAW GROUP PLLC, 2929 ARCH STREET, SUITE 1700, PHILADELPHIA, PA 19104

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC., DBA BSI FINANCIAL SERVICES
vs.
ROBERT MARKLE (et al.)

Case Number
2023CV96

SHERIFF'S RETURN OF SERVICE

12/28/2023 12:45 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 CAROL YOHE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR SHIRLEY M MARKLE AT 1000 5TH AVENUE, BERWICK, PA 18603.


JONATHAN BROADT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 28, 2023

NOTARY

Affirmed and subscribed to before me this

28TH day of DECEMBER, 2023

Plaintiff Attorney: PINCUS LAW GROUP PLLC, 2929 ARCH STREET, SUITE 1700, PHILADELPHIA, PA 19104

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC., DBA BSI FINANCIAL SERVICES
vs.
ROBERT MARKLE (et al.)

Case Number
2023CV96

SHERIFF'S RETURN OF SERVICE

12/28/2023 12:33 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 THE DEFENDANT, TC WIT: CONNIE C. GINGHER AT 1615 LINCOLN AVENUE, BERWICK, PA 18603.


JONATHAN BROADT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 28, 2023

NOTARY

Affirmed and subscribed to before me this

28TH day of DECEMBER, 2023

Plaintiff Attorney: PINCUS LAW GROUP PLLC, 2929 ARCH STREET, SUITE 1700, PHILADELPHIA, PA 19104

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC., DBA BSI FINANCIAL SERVICES
vs.
MARKLE, ROBERT (et al.)

Case Number
2023CV96

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	91
Manner:	Adult in Charge	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:	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 Dixon		
Relation:	Clerk		
Date:	12-21-23	Time:	12:15
Deputy:	6	Mileage:	

Attorney / Originator:

Name:	PINCUS LAW GROUP PLLC	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

2023CV96

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC., DBA BSI FINANCIAL SERVICES
vs.
MARKLE, ROBERT (et al.)

Case Number
2023CV96

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	91
Manner:	Adult in Charge	Expires:	
		Warrant:	
Notes:	SALE DATE & TIME: 02/21/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Brittani Shaffer
Relation:	Secretary
Date:	12-21-23
Time:	12:24
Deputy:	6
Mileage:	

Attorney / Originator:

Name: PINCUS LAW GROUP PLLC	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 2023CV96 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC., DBA BSI FINANCIAL SERVICES
vs.
MARKLE, ROBERT (et al.)

Case Number
2023CV96

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	91
Manner:	Adult in Charge	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 02/21/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK AREA JOINT SEWER AUTHORIT
Primary Address:	1108 FREAS AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	106 MARKET STREET BERWICK, PA 18603
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Natalie BROCKVS		
Relation:			
Date:	12/28/23	Time:	12:40
Deputy:	4	Mileage:	

Attorney / Originator:

Name:	PINCUS LAW GROUP PLLC	Phone:	
-------	-----------------------	--------	--

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

BERWICK AREA JOINT SEI

2023CV96

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC., DBA BSI FINANCIAL SERVICES
vs.
MARKLE, ROBERT (et al.)

Case Number
2023CV96

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 91

Manner: Adult in Charge **Expires:** _____ **Warrant:** _____

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: 1000 5TH AVENUE
BERWICK, PA 18603

Phone: _____ **DOB:** _____

Alternate Address: _____

Phone: _____

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Carol York

Relation: Sister

Date: 12/28/23 **Time:** 12:45

Deputy: 4 **Mileage:** _____

Attorney / Originator:

Name: PINCUS LAW GROUP PLLC **Phone:** _____

Service Attempts:

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

Service Attempt Notes:

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

OCCUPANT

2023CV96

1000 5TH AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC., DBA BSI FINANCIAL SERVICES
vs.
MARKLE, ROBERT (et al.)

Case Number
2023CV96

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	91
Manner:	Adult in Charge	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:	SHIRLEY M MARKLE
Primary Address:	1000 5TH AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Carol Yonc		
Relation:	Sister		
Date:	12/28/23	Time:	12:45
Deputy:	4	Mileage:	

Attorney / Originator:

Name: PINCUS LAW GROUP PLLC	Phone:
------------------------------------	---------------

Service Attempts:

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

Service Attempt Notes:

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

MARKLE, SHIRLEY M

2023CV96

1000 5TH AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC., DBA BSI FINANCIAL SERVICES
vs.
MARKLE, ROBERT (et al.)

Case Number
2023CV96

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	91
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:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personality · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	12/28/23	Time:	12:33
Deputy:	9	Mileage:	

Attorney / Originator:

Name:	PINCUS LAW GROUP PLLC	Phone:	
--------------	-----------------------	---------------	--

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

GINGHER, CONNIE C.

2023CV96

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

PINCUS LAW GROUP, PLLC

Sherri J. Smith, Esquire (90675)
Jerome Blank, Esquire (49736)
Chris Cummins, Esquire (331304)
Pamela Harris-Williams, Esquire (82780)
2900 Arch Street, Suite 1700
Philadelphia, PA 19104
Telephone: 484-575-2201
Fax: 516-299-6990
Email: ssmith@pincuslaw.com
jblank@pincuslaw.com
ccummins@pincuslaw.com
pwilliams@pincuslaw.com

Attorney for Plaintiff

SERVIS ONE, INC D/B/A BSI FINANCIAL SERVICES	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
Plaintiff	
v.	NO. 2023-CV-96
SHIRLEY M. MARKLE	2023 - ED - 91
Defendant	CIVIL ACTION - MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Shirley M. Markle
1000 5th Avenue
Berwick, PA 18603

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

Your house (real estate) at **1000 5th Avenue, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on Feb. 21st, 2024, at 9:00 AM at the Columbia County Courthouse, Bloomsburg, PA 17815 to enforce the judgment of \$136,251.90 obtained by Servis One, Inc D/B/A BSI Financial Services against you.

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

To prevent this Sheriff's Sale, you must take immediate action:
The sale will be cancelled if you pay to the mortgagee the Back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(484) 575-2201**.

1. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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 01/04/2024

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

Ad ID: **62880**
Description: **Markle Sale**
Run Dates: **01/31/2024 - 02/14/2024**
Class: **0002**
Orig User: **sshotwel**
Words: **698**
Lines: **85**
Agate Lines: **228**
Depth: **9.44**
Blind Box:

Total Ad Cost \$1,621.40
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	01/31/2024	02/14/2024	3	1,621.40

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV96

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 COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING 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 NORTHWEST CORNER OF LOT NO. 1579; 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 AFORESAID; 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 20005337.

The said, Robert J. Markle departed this life on January 14, 202, vesting sole to Shirley M. Markle.
THE IMPROVEMENTS THEREON BEING KNOWN AS 1000 5TH AVENUE, BERWICK, PA 18603.

TAX ID 04C-01-050-00-000

PROPERTY ADDRESS: 1000 5TH AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-01-050-000

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**
PINCUS LAW GROUP PLLC, P.C. Columbia County, Pennsylvania
PHILADELPHIA, PA

WRIT OF EXECUTION - (Mortgage Foreclosure)
P.R.C.P. 3180-3183 and Rule 3257

SERVIS ONE, INC D/B/A BSI FINANCIAL SERVICES <p style="text-align: center;">Plaintiff</p> <p style="text-align: center;">v.</p> SHIRLEY M. MARKLE <p style="text-align: center;">Defendant</p>	COURT OF COMMON PLEAS OF COLUMBIA COUNTY NO. 2023-CV-96 <i>2023 - ED-91</i> CIVIL ACTION - MORTGAGE FORECLOSURE
--	--

WRIT OF EXECUTION

COMMONWELATH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following described property (see legal description attached):

1000 5th Avenue
Berwick, PA 18603

Amount Due	\$136,251.90
Interest from 7/22/2023 to Date of Sale at 6%	\$
TOTAL DUE	\$
Plus costs as endorsed	

Dated: 12/15/2023

Barbara N. Hauer
PROTHONOTARY

(SEAL)

[Signature]
Clerk

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

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 21, 2023

Re: Sheriffs Sale Advertising Dates
SERVIS ONE, INC
VS.
SHIRLEY M. MARKLE

No. 96 of 2023 J.D. and No. 91 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

PINCUS LAW GROUP, PLLC

Sherri J. Smith, Esquire (90675)
Jerome Blank, Esquire (49736)
Chris Cummins, Esquire (331304)
Pamela Harris-Williams, Esquire (82780)
2900 Arch Street, Suite 1700
Philadelphia, PA 19104
Telephone: 484-575-2201
Fax: 516-299-6990
Email: ssmith@pincuslaw.com
jblank@pincuslaw.com
ccummins@pincuslaw.com
pwilliams@pincuslaw.com

Attorney for Plaintiff

SERVIS ONE, INC D/B/A BSI FINANCIAL SERVICES

Plaintiff

v.

SHIRLEY M. MARKLE

Defendant

COURT OF COMMON PLEAS OF COLUMBIA COUNTY

NO. 2023-CV-96

CIVIL ACTION - MORTGAGE FORECLOSURE

**AFFIDAVIT OF SERVICE OF SHERIFF'S SALE NOTICE
PURSUANT TO Pa.R.C.P. 3129.1**

Pamela Harris-Williams, of Pincus Law Group, PLLC, attorney for Plaintiff in the above captioned action, sets forth as of the date the praecipe for writ of execution was filed, the following information concerning the real property located at 1000 5th Avenue, Berwick, PA 18603, as more fully described in the property description attached hereto and made a part hereof.

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

Name

Shirley M. Markle

Address

1000 5th Avenue
Berwick, PA 18603

2. Name and address of defendants in the judgment:

Name

Shirley M. Markle

Address

1000 5th Avenue
Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
SERVIS ONE, INC D/B/A BSI FINANCIAL SERVICES	P.O. Box 517 Titusville, PA 16354

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

<u>Name</u>	<u>Address</u>
SERVIS ONE, INC D/B/A BSI FINANCIAL SERVICES	P.O. Box 517 Titusville, PA 16354

5. Name and address of every other person who has any record lien on the property and whose interest may be affected by the sale:

<u>Name</u>	<u>Address</u>
None	

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:

<u>Name</u>	<u>Address</u>
Domestic Relations Columbia County	PO Box 380 Bloomsburg, PA 17815

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

<u>Name</u>	<u>Address</u>
Tenants/Occupants	1000 5 th Avenue Berwick, PA 18603

Department of Public Welfare, TPL Casualty Unit Estate Recovery Program	P.O. Box 8486 Willow Oak Bldg. Harrisburg, PA 17105
---	---

Commonwealth of PA Bureau of Individual Tax Inheritance Tax Division	6 th Floor, Strawberry Square Dept. 280601 Harrisburg, PA 17128
--	--

Commonwealth of Pennsylvania
Department of Welfare

✓ P.O. Box 2675
Harrisburg, PA 17105

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

PINCUS LAW GROUP, PLLC

Dated: 10-24-2023



Sherri J. Smith, Esquire (90675)
Jerome Blank, Esquire (49736)
Chris Cummins, Esquire (331304)
Pamela Harris-Williams, Esquire (82780)
Attorney for Plaintiff

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV96

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 OF THOSE THREE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE 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 NORTHWEST CORNER OF LOT NO. 1579; 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 AFORESAID; 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 DOCUMENT 20005337.

The said, Robert J. Markle departed this life on January 14, 202, vesting sole to Shirley M. Markle. THE IMPROVEMENTS THEREON BEING KNOWN AS 1000 5TH AVENUE, BERWICK, PA 18603.

TAX ID 04C-01-050-00-000

PROPERTY ADDRESS: 1000 5TH AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-01-050-000

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:
PINCUS LAW GROUP PLLC
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

LEGAL DESCRIPTION

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

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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 20005337.

The said, Robert J. Markle departed this life on January 14, 202, vesting sole to Shirley M. Markle.

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

TAX ID 04C-01-050-00-000



2929 Arch Street, Suite 1700
Philadelphia, PA 19104
Phone: 484-575-2201
Fax: 516-279-6990
www.pincuslaw.com
Licensed in NY, NJ, FL, PA

November 3, 2023

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

RE: SERVIS ONE, INC D/B/A BSI FINANCIAL SERVICES
v. SHIRLEY M. MARKLE

Docket No.: 2023-CV-96
Writ of Execution – Mortgage Foreclosure

Dear Sir or Madam:

Our office would like the above matter listed for the next available Sheriff's Sale date. Enclosed is the following:

- Original Writ of Execution filed with the Prothonotary
- Long Legal Description
- Affidavit 3129.1
- Notice of Sale
- Waiver of Watchman
- Affidavit of Last Known Address
- A check in the amount of \$1,350.00

*** Our office will handle service of the Notice of Sale. Please Post the Handbill. ***

Should you have any questions or concerns, please do not hesitate to contact me at 484-575-2201 or CSchoffler@pincuslaw.com. Thank you for your prompt attention to this matter.

Very Truly Yours,
Christine Schoffler
Christine Schoffler, Paralegal
PINCUS LAW GROUP, PLLC

Encl.

Markle

REAL ESTATE OUTLINE

ED # 91

DATE RECEIVED 12-15-23
DOCKET AND INDEX 2023 CV 96

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u> </u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>8289</u>

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

SALE DATE 2/21/24 TIME 9:00am
 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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TAX ID 04C-01-050-00-000

PINCUS LAW GROUP, PLLC

Sherri J. Smith, Esquire (90675)
Jerome Blank, Esquire (49736)
Chris Cummins, Esquire (331304)
Pamela Harris-Williams, Esquire (82780)
2900 Arch Street, Suite 1700
Philadelphia, PA 19104
Telephone: 484-575-2201
Fax: 516-299-6990
Email: ssmith@pincuslaw.com
jblank@pincuslaw.com
ccummins@pincuslaw.com
pwilliams@pincuslaw.com

Attorney for Plaintiff

SERVIS ONE, INC D/B/A BSI FINANCIAL SERVICES

Plaintiff

v.

SHIRLEY M. MARKLE

Defendant

COURT OF COMMON PLEAS OF COLUMBIA COUNTY

NO. 2023-CV-96

2023-ED-91


CIVIL ACTION - MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the within Writ may leave same without a watchman, in custody of whoever is found in possession (after notifying such person of such levy or attachment), without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

PINCUS LAW GROUP, PLLC

Dated: 10-24-2023



Sherri J. Smith, Esquire (90675)
Jerome Blank, Esquire (49736)
Chris Cummins, Esquire (331304)
Pamela Harris-Williams, Esquire (82780)
Attorney for Plaintiff

PINCUS LAW GROUP, PLLC

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Fax: 516-299-6990
Email: ssmith@pincuslaw.com
jblank@pincuslaw.com
ccummins@pincuslaw.com
pwilliams@pincuslaw.com

Attorney for Plaintiff


<p>SERVIS ONE, INC D/B/A BSI FINANCIAL SERVICES</p> <p style="text-align: center;">Plaintiff</p> <p style="text-align: center;">v.</p> <p>SHIRLEY M. MARKLE</p> <p style="text-align: center;">Defendant</p>	<p>COURT OF COMMON PLEAS OF COLUMBIA COUNTY</p> <p>NO. 2023-CV-96</p> <p style="text-align: center;"><i>2023 - ED - 91</i></p> <p>CIVIL ACTION - MORTGAGE FORECLOSURE</p>
--	---

CERTIFICATION AS TO THE SALE OF REAL ESTATE

Plaintiff, by counsel, hereby certifies that is has complied with the provisions of Act 91 of 1983 and/or the real property is question is not subject to the Act.

PINCUS LAW GROUP, PLLC

Dated: 10-24-2023



Sherri J. Smith, Esquire (90675)
Jerome Blank, Esquire (49736)
Chris Cummins, Esquire (331304)
Pamela Harris-Williams, Esquire (82780)
Attorney for Plaintiff

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TAX ID 04C-01-050-00-000

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jblank@pincuslaw.com
ccummins@pincuslaw.com
pwilliams@pincuslaw.com

Attorney for Plaintiff

SERVIS ONE, INC D/B/A BSI FINANCIAL SERVICES	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
Plaintiff	
v.	NO. 2023-CV-96
SHIRLEY M. MARKLE	2023 - ED - 91
Defendant	CIVIL ACTION - MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

Pamela Harris-Williams, Esquire being duly sworn according to law, deposes and says that he is the attorney for the Plaintiff in the above-captioned matter, and that to the best of his/her knowledge, information and belief, the last known addresses of Defendant, is as follows:

Shirley M. Markle
1000 5th Avenue
Berwick, PA 18603

PINCUS LAW GROUP, PLLC

Dated: 10-24-2023



Sherri J. Smith, Esquire (90675)
Jerome Blank, Esquire (49736)
Chris Cummins, Esquire (331304)
Pamela Harris-Williams, Esquire (82780)
Attorney for Plaintiff

Document Receipt

Trans #	19676	Carrier / service:	USPS Server	First-Class Mail®	12/21/2023 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

660 AMERICAN AVENUE
301

Tracking #: 71901140006000190890
Doc Ref #: 2023ED91
Postage 5.8600

KING OF PA 19406
PRUSSIA

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

660 AMERICAN AVENUE
301

Tracking #: 71901140006000190890
Doc Ref #: 2023ED91
Postage 5.8600

KING OF PA 19406
PRUSSIA

Document Receipt

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 71901140006000190883

Doc Ref #: 2023ED91

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 71901140006000190883

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Postage 5.8600

HARRISBURG PA 17105

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DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

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HARRISBURG PA 17105

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DEPARTMENT OF PUBLIC WELFARE

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HARRISBURG PA 17105

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

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HARRISBURG PA 17105

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Ship to:

DEPARTMENT OF REVENUE	COMMONWEALTH OF PA
DEPARTMENT 281230	
HARRISBURG PA 17128	

Tracking #:	71901140006000190869
Doc Ref #:	2023ED91
Postage	5.8600

Document Receipt

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Ship to:

COMMONWEALT OF PA
PO BOX 2675

DEPT OF WELFARE

Tracking #: 71901140006000190852
Doc Ref #: 2023ED91
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HARRISBURG PA 17105

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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000190852

Doc Ref #: 2023ED91

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HARRISBURG PA 17105

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Ship to:

COMMONWEALT OF PA
PO BOX 2675

DEPT OF WELFARE

Tracking #:	71901140006000190852
Doc Ref #:	2023ED91
Postage	5.8600

HARRISBURG PA 17105

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER. *FOR SECURITY, THE RED COLOR SCORE AS SHOWN HEATED.



OPERATING ACCOUNT
425 RXR PLAZA
UNIONDALE, NY 11556

50-666/214



337 MAIN STREET
HUNTINGTON, NY 11743

8289

11/1/2023

\$ 1350.00

DOLLARS

PAY TO THE ORDER OF

Columbia County Sheriff's Office
ONE THOUSAND THREE HUNDRED FIFTY DOLLARS and 00/100

MEMO

09262022:53521/Markle, Robert J. (deceased)



AUTHORIZED SIGNATURE

[Handwritten Signature]

Security Features included



Details on back

⑆008289⑆ ⑆021406667⑆ 3600001089⑆