

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC
vs.
MELISSA BERGAN (et al.)

Case Number
2021CV490

PROPERTY ADDRESS

31 EASY STREET, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
11/07/2024	Advance Fee	Advance Fee	021708	\$0.00	\$2,000.00
11/07/2024	Advertising Sale (Newspaper)			\$15.00	\$0.00
11/07/2024	Advertising Sale Bills & Copies			\$17.50	\$0.00
11/07/2024	Crying Sale			\$10.00	\$0.00
11/07/2024	Docketing			\$15.00	\$0.00
11/07/2024	Levy			\$15.00	\$0.00
11/07/2024	Mailing Costs			\$72.00	\$0.00
11/07/2024	Posting Handbill			\$15.00	\$0.00
11/07/2024	Press Enterprise Inc.			\$1,367.60	\$0.00
11/07/2024	Sheriff Automation Fund			\$50.00	\$0.00
11/07/2024	Web Posting			\$100.00	\$0.00
01/27/2025	Service			\$210.00	\$0.00
01/27/2025	Service Mileage			\$13.90	\$0.00
01/27/2025	Copies			\$9.00	\$0.00
01/27/2025	Notary Fee			\$10.00	\$0.00
01/27/2025	Surcharge			\$40.00	\$0.00
01/28/2025	Continued or Cancelled Sale	Postponed to: 3/19/2025		\$10.00	\$0.00
03/13/2025	Continued or Cancelled Sale	Postponed to: 5/14/2025		\$10.00	\$0.00
05/12/2025	Continued or Cancelled Sale	Postponed to: 7/16/2025		\$10.00	\$0.00
07/14/2025	Continued or Cancelled Sale	Cancelled on: 07/14/2025		\$10.00	\$0.00

\$2,000.00 \$2,000.00

TOTAL BALANCE:	\$0.00
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U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR REO TRUST
2017-RPL1,

Plaintiff

VS

WILLIAM WATKINS

Defendant

APPEARANCES:

JESSICA LEHMAN, ESQUIRE, Attorney for the Defendant

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: OF PENNSYLVANIA
: COLUMBIA COUNTY BRANCH
: CIVIL ACTION - LAW
:
:
:
: NO. 490 OF 2021

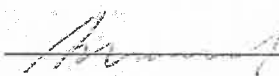
FILED
PROthonary
2025 JUL 10 PM 2:57
CLERK OF COURT
COUNTY OF COLUMBIA, PA

ORDER OF COURT

AND NOW, to wit, on this 10th day of July, 2025, after hearing held in this matter, the Court orders that the Amended Motion is granted and the writ of execution nunc pro tunc in this case will read as follows:

- 1) Mr. Watkins will pay within a period of sixty (60) days the principal balance in the amount of \$52,821.86 as well as interest in the amount of \$12,000.00, for a total of \$64,821.86.
- 2) The sheriff's sale currently scheduled for July 16th, 2025 is hereby deemed moot and shall not occur.

BY THE COURT,


HONORABLE ANTHONY J. MCDONALD

Sheriff

U.S. BANK TRUST NATIONAL	:	IN THE COURT OF COMMON PLEAS
ASSOCIATION, NOT IN ITS	:	OF THE 26 TH JUDICIAL DISTRICT
INDIVIDUAL CAPACITY BUT SOLELY	:	OF PENNSYLVANIA
AS OWNER TRUSTEE FOR REO TRUST	:	COLUMBIA COUNTY BRANCH
2017-RPL1,	:	CIVIL ACTION - LAW
Plaintiff	:	
VS	:	
WILLIAM WATKINS	:	
Defendant	:	NO. 490 OF 2021

FILED
 PROTHONOTARY
 2025 JUL 10 PM 2:55
 CLERK OF COURTS OFFICE
 COUNTY OF COLUMBIA, PA

APPEARANCES:


JESSICA LEHMAN, ESQUIRE, Attorney for the Defendant.

ORDER OF COURT

AND NOW, to wit, on this 10th day of July, 2025, after hearing held in this matter, the Court orders that the Amended Motion is granted and the writ of execution nunc pro tunc in this case will read as follows:

- 1) Mr. Watkins will pay within a period of sixty (60) days the principal balance in the amount of \$52,821.86 as well as interest in the amount of \$12,000.00, for a total of \$64,821.86.
- 2) The sheriff's sale currently scheduled for July 16th, 2025 is hereby deemed moot and shall not occur.

BY THE COURT,



 HONORABLE ANTHONY J. MCDONALD

U.S. BANK TRUST NATIONAL : IN THE COURT OF COMMON PLEAS
 ASSOCIATION, NOT IN ITS : OF THE 26TH JUDICIAL DISTRICT
 INDIVIDUAL CAPACITY BUT SOLELY : COLUMBIA COUNTY BRANCH, PA
 AS OWNER TRUSTEE FOR REO TRUST :
 2017-RPL1, :
 PLAINTIFF, : NO. 2021 - CV - 490
 VS. : CIVIL ACTION - LAW
 WILLIAM WATKINS, :
 DEFENDANT. :

FILED
 NOTARIZED
 2025 MAR 17 AM 11:48
 CLERK OF COURT
 COUNTY OF COLUMBIA, PA

ORDER

AND NOW, this 17th day of March, 2025, after consideration of Defendant's Motion to Stay Sheriff Sale, it is hereby ORDERED and DECREED that the Sheriff Sale shall be stayed until further Order of this Honorable Court.

BY THE COURT:

LS/ Richard W. Knecht J.

ORIGINAL

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR REO TRUST 2017-RPL1,
Plaintiff

v.

WILLIAM WATKINS,
Defendant.

DOCKET NO. 2021-CV-490

FILED
PROTHONOTARY
2025 MAY -9 PM 4: 19
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

ORDER

AND NOW, this *9* day of *May*, 2025 upon consideration of Plaintiff's Motion to Postpone the Sheriff's Sale currently scheduled in the above-captioned matter for May 14, 2025 (the "Motion"), it is hereby:

ORDERED that the Motion is **GRANTED**, and the Sheriff's sale of the property known as **31 Easy Street, Bloomsburg, PA 17815**, is postponed to **July 16, 2025**; and it is

FURTHER ORDERED that no additional advertising of the Sale is necessary and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa. R.C.P. No. 3129 is required except for an announcement to be made at the Sheriff's Sale currently scheduled for May 14, 2025. A copy of this Court Order shall be provided to the Sheriff's Office and served upon Defendant by first-class mail.

BY THE COURT:


_____ J.

cc. William Watkins Defendant.
Columbia County Sheriff's Department
Thomas C. Dyer, Attorney for Plaintiff



**HILL, TUROWSKI,
JAMES & LEHMAN, LLP**
ATTORNEYS AT LAW

38 West Third Street
Bloomsburg, PA 17815

570.784.6770 telephone
570.784.6075 facsimile
www.hhtlegal.com

June 11, 2025

VIA Facsimile – 570-389-5625
Columbia County Sheriff's Office
35 W. Main Street
Bloomsburg, PA 17815

Re: Watkins Sheriff Sale

To whom it may concern:

I am aware that the Watkins property at 31 Easy Street, Bloomsburg is listed for Sheriff Sale on July 16, 2025. As such, I am forwarding the March 17, 2025 Order which stays the Sheriff Sale under further Order of Court.

If you have any questions regarding the above, please do not hesitate to contact me.

Respectfully Yours,
HILL, TUROWSKI, JAMES & LEHMAN, LLP


Jessica M. Lehman, Esquire
jessica@hhtlegal.com

cc: File, Thomas Dyer, Esq.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR REO TRUST 2017-RPL1,

Plaintiff

v.

WILLIAM WATKINS,
Defendant.

DOCKET NO. 2021-CV-490

ORDER

AND NOW, this day of , 2025 upon consideration of Plaintiff's Motion to Postpone the Sheriff's Sale currently scheduled in the above-captioned matter for May 14, 2025 (the "Motion"), it is hereby:

ORDERED that the Motion is **GRANTED**, and the Sheriff's sale of the property known as **31 Easy Street, Bloomsburg, PA 17815**, is postponed to **July 16, 2025**; and it is

FURTHER ORDERED that no additional advertising of the Sale is necessary and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa. R.C.P. No. 3129 is required except for an announcement to be made at the Sheriff's Sale currently scheduled for May 14, 2025. A copy of this Court Order shall be provided to the Sheriff's Office and served upon Defendant by first-class mail.

BY THE COURT:

J.

cc. William Watkins Defendant.
Columbia County Sheriff's Department
Thomas C. Dyer, Attorney for Plaintiff

3. At the hearing held on February 19, 2025, Plaintiff was instructed to file an Amended Motion to Reassess reflecting the current caption. As a result, Plaintiff postponed the Sheriff's Sale from March 19 until May 14, 2025.

4. Plaintiff's Amended Motion to Reassess Damages was docketed on March 19, 2025. Argument on the Motion has been scheduled for July 10, 2025.

5. Plaintiff now seeks to postpone the Sheriff's Sale from May 14, 2025 until July 16, 2025, to allow for ruling on the pending Motion to Reassess Damages.

6. Plaintiff has complied with all the pertinent statutory and procedural rules of court governing the listing of the Property for Sheriff's Sale.


7. Neither the parties hereto nor the parties previously set forth in the Affidavit Pursuant to Rule 3129 will be prejudiced by the adjournment of the Sheriff's Sale.

WHEREFORE, Plaintiff prays that this Honorable Court grant an Order postponing the Sheriff's Sale of the property known as **31 Easy Street, Bloomsburg, PA 17815** until the July 16, 2025 Sheriff's Sale, with no additional advertising of the Sale and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa. R.C.P. No. 3129 being required, except by United States Mail, first class, postage prepaid.

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: May 2, 2025



 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

WHEREFORE, Plaintiff prays that a special order of court be granted and the Sheriff's Sale of the property known as 31 Easy Street, Bloomsburg, PA 17815 be postponed to the July 16, 2025 Sheriff's Sale with no additional advertising of said Sale and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa. R.C.P. No. 3129 being required, except by United States Mail, first class, postage prepaid.

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: May 2, 2025

- 
- 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

Attorneys for Plaintiff
File No. 19-00414

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR REO TRUST 2017-RPL1,
Plaintiff,

v.

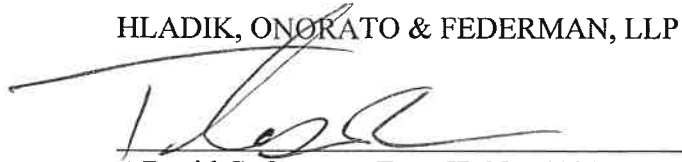
WILLIAM WATKINS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA
DOCKET NO. 2021-CV-490

CERTIFICATION OF COMPLIANCE

I certify that this Motion to Postpone Sheriff's Sale 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



- 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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR
REO TRUST 2017-RPL1
Plaintiff

DOCKET NO. 2021-CV-490

v.

WILLIAM WATKINS
Defendant.

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale Scheduled for March 19, 2025 at 9:00 AM in the above-captioned matter has been continued until May 14, 2025 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:

William Watkins
c/o Jessica M. Lehman, Esquire
38 West Third Street
Bloomsburg, PA 17815

William Watkins
48 Vista Road
Berwick, PA 18603

William Watkins
31 Easy Street
Bloomsburg, PA 17815


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

Respectfully submitted,

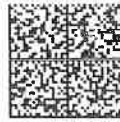
HLADIK, ONORATO & FEDERMAN, LLP

Date: 3/19/25


Thomas C. Dyer, Esquire
Attorney ID No. 331768
298 Wissahickon Avenue
North Wales, PA 19454
Phone (215) 855-9521
Attorney for Plaintiff
File No. 19-00414

cc. Columbia County Sheriff's Department

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



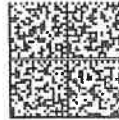
quadjent
FIRST-CLASS MAIL
IMI
\$000.69⁰
03/18/2025 ZIP 19454
043M31250060

US POSTAGE

William Watkins
31 Easy Street
Bloomsburg, PA 17815

JMcV

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



quadjent
FIRST-CLASS MAIL
IMI
\$000.69⁰
03/19/2025 ZIP 19454
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U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR REO TRUST
2017-RPL1,

PLAINTIFF,

VS.

WILLIAM WATKINS,
DEFENDANT.

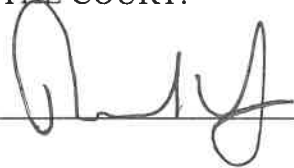
: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
:
: NO. 2021 - CV - 490
:
: CIVIL ACTION - LAW
:
:
:

FILED
PROHIBITORY
2025 MAR 17 AM 11:47
CLERK OF COURT
COUNTY OF COLUMBIA, PA

ORDER

AND NOW, this 17th day of March, 2025, after
consideration of Defendant's Motion to Stay Sheriff Sale, it is hereby ORDERED and DECREED
that the Sheriff Sale shall be stayed until further Order of this Honorable Court.

BY THE COURT:


_____ J.



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. 19-00414

March 13, 2025

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

Re: U.S. Bank Trust National Association, trustee v. William Watkins
Columbia County CCP Docket No: 2021-CV-490
Property Address: 31 Easy Street, Bloomsburg, PA 17815

Dear Sir/Madam:

The above referenced property is scheduled for Sheriff's Sale on March 19, 2025. Please **POSTPONE** the Sheriff Sale to May 14, 2025.

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

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR
REO TRUST 2017-RPL1
Plaintiff

DOCKET NO. 2021-CV-490

v.

WILLIAM WATKINS
Defendant.

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale Scheduled for January 29, 2025 at 9:00 AM in the above-captioned matter has been continued until March 19, 2025 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:

William Watkins
c/o Jessica M. Lehman, Esquire
38 West Third Street
Bloomsburg, PA 17815

William Watkins
48 Vista Road
Berwick, PA 18603

William Watkins
31 Easy Street
Bloomsburg, PA 17815


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

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 2/10/25


Thomas C. Dyer, Esquire
Attorney ID No. 331768
298 Wissahickon Avenue
North Wales, PA 19454
Phone (215) 855-9521
Attorney for Plaintiff
File No. 19-00414

cc. Columbia County Sheriff's Department

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



quadiënt
FIRST-CLASS MAIL
IMI
\$000.69⁰
01/27/2025 ZIP 19454
043M31250060

US POSTAGE

William Watkins
c/o Jessica M. Lehman, Esquire
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Bloomsburg, PA 17815

JMcV

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North Wales, PA 19454



quadiënt
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01/27/2025 ZIP 19454
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FIRST-CLASS MAIL
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01/27/2025 ZIP 19454
043M31250060

US POSTAGE

William Watkins
31 Easy Street
Bloomsburg, PA 17815

JMcV

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR
REO TRUST 2017-RPL 1,
Plaintiff,

IN THE COURT OF COMMON
PLEAS FOR THE 26TH JUDICIAL
DISTRICT COLUMBIA COUNTY
BRANCH, PENNSYLVANIA

v.

CIVIL ACTION

WILLIAM WATKINS
Defendant,

NO. 2021 CV 490

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2025 FEB 20 PM 3:23

FILED
PROTHONOTARY

Appearances:

THOMAS C. DYER, ESQUIRE and JOSEPH A. DESOYE, ESQUIRE –
Attorneys for Plaintiff.
JESSICA M. LEHMAN, ESQUIRE – Attorney for Defendant.

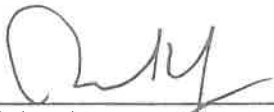
ORDER

AND NOW this 20th day of February, 2025, it is hereby ORDERED that Oral Argument scheduled and initiated on this date, is administratively CONTINUED to allow thirty (30) days to amend the caption of the Plaintiff's Motion to Reassess Damages. The Court will reschedule **Hearing and Argument** after the Amended Motion is filed.

Legal Counsel for Plaintiff shall engage in a Settlement Conference with counsel for Defendant within twenty-one (21) days of this Order.

Counsel shall have knowledge of all aspects of the pending matter and shall, in good faith, engage in settlement negotiations with counsel for Defendant.

BY THE COURT:



Richard W. Knecht, J.



**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. 19-00414

January 27, 2025

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

Re: U.S. Bank Trust National Association, trustee v. William Watkins
Columbia County CCP Docket No: 2021-CV-490
Property Address: 31 Easy Street, Bloomsburg, PA 17815

Dear Sir/Madam:

The above referenced property is scheduled for Sheriff's Sale on January 29, 2025. Please **POSTPONE** the Sheriff Sale to March 19, 2025.

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

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021CV490

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 www.bid4assets.com/ColumbiaPASheriffSales on:

WEDNESDAY, JANUARY 29, 2025
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 property situated in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, being more fully described in a deed dated October 22, 1996 and recorded November 6, 1996, among the Land Records of the County and State set forth above, in Deed Volume 641 and Page 159.

BEING THE SAME PREMISES which Tax Claim Bureau of the County of Columbia, Pennsylvania, as Trustee, by Deed dated April 18, 2022 and recorded on April 18, 2022, in the Columbia County Recorder of Deeds Office as Instrument No. 202203683, granted and conveyed unto William Watkins.

Being Known as 31 Easy Street, Bloomsburg, PA 17815
Parcel I.D. Nos. 31 1B106500000 / 31 1B106600000

PROPERTY ADDRESS: 31 EASY STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31 1B106500000 & 31 1B106600000

Seized and taken into execution to be sold as the property of MELISSA BERGAN, RUSSELL HILL, DOROTHY RICE, VICKI CLARK, REBECCA HILL, UNKNOWN SURVIVING HEIRS OF ROBERT RICE, DECEASED, UNKNOWN SURVIVING HEIRS OF PENNY K. BACON, DECEASED, WILLIAM WATKINS in suit of US BANK TRUST NATIONAL ASSOC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: **TIMOTHY CHAMBERLAIN, Sheriff**
HLADIK ONORATO AND FEDERMAN
LLP
Columbia County, Pennsylvania
NORTH WALES, PA

PHISS ENTERPRISE Classifieds reach over 2,000 print readers every day plus 6,500 unique visitors to our website monthly!

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PLACING CLASSIFIED ADS
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MONDAY MARKETPLACE ADS
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1. click CLASSIFIEDS + 2. click PLACE AN AD + 3. fill in your info
Some restrictions apply. No real estate or real estate related ads.

DRIVE-THRU HOURS:
8:00am - 3:00pm
Our Drop-Off Box at the Drive-Thru is available 24/7
For the safety of the public and our employees we lobby will be closed until further notice. Thank you for your understanding in this matter.

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV047

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 www.bid4assets.com/ColumbiaPASheriffsSales on:

WEDNESDAY, JANUARY 29, 2025
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.

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA, BLOOMSBURG, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE FIRST THEREOF, ALL THAT CERTAIN LOT OF GROUND SITUATE ON THE SOUTH SIDE OF EIGHTH STREET IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE EAST BY LOT NOW OR LATE OF JOHN ADAMS; ON THE SOUTH BY THE PENNSYLVANIA CANAL; ON THE WEST BY LAND OF ONE OF JOHN ADAMS, EXTENDED AND BEING THE NORTH BY THE SAID EIGHTH STREET, BEING 40 FEET ON EIGHTH STREET AND EXTENDING OF EQUAL WIDTH TO THE CANAL; THE SECOND THEREOF, BEING A POINT ON THE NORTHERN SIDE OF A 20 FOOT STREET RUNNING PARALLEL WITH EIGHTH STREET, TO BE DESIGNATED AS CANAL STREET, SAID POINT BEING ON THE WESTERN LINE OF LAND OF DANIEL FETTERLIE; BEING A LINE OF LAND OF M.H. RHODES, THENCE BY THE NORTHERN SIDE OF CANAL STREET SOUTH 81 DEGREES, FIFTEEN MINUTES WEST, 40 FEET TO THE EASTERN LINE OF DANIEL FETTERLIE; EXTENDED, BEING LAND OWNED BY SAID M.H. RHODES, THENCE BY THE SAME IN A NORTHWESTERLY DIRECTION 58 FEET 10 INCHES TO A NORTHEASTLY DIRECTION 40 FEET TO INTERSECTION OF LINE OF LAND OF JOHN ADAMS AND 262 E. 8th St. in Bloomburg, PA 17815 PARCEL ID 05E02 16700000 BEING THE SAME PREMISES WHICH DOROTHY M. FENSTERMAKER, WIDOW AND JAY C. FENSTERMAKER, HUSBAND AND WIFE ON DEED DATED 01/13/1978 AND RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COLUMBIA COUNTY ON 01/13/1978 AT BOOK 286, PAGE 312 granted and conveyed unto M. FENSTERMAKER, WIDOW AS TO A LIFE ESTATE AND JAY C. FENSTERMAKER AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE AS TO THE REMAINDER.

PROPERTY ADDRESS: 262 E. 8TH STREET, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 05 E 02 167 000 00

Seized and taken into execution to be sold as the property of JAY C. FENSTERMAKER, DOROTHY FETTER FENSTERMAKER in suit of MORTGAGE ASSETS MANAGEMENT, LLC.
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 STERN & EISENBERG, PC WARRINGTON, PA 1-215-672-8111 Columbia County, Pennsylvania

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV0508

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 www.bid4assets.com/ColumbiaPASheriffsSales on:

WEDNESDAY, JANUARY 29, 2025
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 lot of ground situate on the south side of West Third Street in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows: BEGINNING at a point on the south side of Third Street, corner of lot now or late of Bloom School District; THENCE by eastern line of said School District, South 23 degrees 28 minutes East 87 feet to line of lot now or late of Jacob H. Mast; THENCE by the same, North 66 degrees 58 minutes East 45 feet to other land of former Grantor in the chain of title; THENCE by the same, North 23 degrees 28 minutes West 87 feet to Third Street; THENCE by the south side of said Street, South 66 degrees 58 minutes West 45 feet to the Bloomsburg School Lot, the place of BEGINNING. Being the same premises which David A. Gensamer and Penny A. Gensamer, husband and wife, by Deed dated 03/11/2022, and recorded 03/16/2022, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 2022-02665, granted and conveyed unto Mason A. Balb, in fee. Tax Parcel: 05W04 26200000. Premises Being: 308 W 3rd St. Bloomburg, PA 17815

PROPERTY ADDRESS: 308 W 3RD STREET, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 05W04 26200000

Seized and taken into execution to be sold as the property of MASON BALB in suit of LAKEVIEW LOAN SERVICING LL.
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 BROCK & SCOTT, PLLC KING OF PRUSSIA, PA Columbia County, Pennsylvania

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV1401

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 www.bid4assets.com/ColumbiaPASheriffsSales on:

WEDNESDAY, JANUARY 29, 2025
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 lot of land situate in the Township of Sugarloaf, Columbia County, Pennsylvania, bounded and described as follows: BEGINNING at a stone corner located at the intersection of lands now or formerly of Harry M. Campbell and Stephen Hopkins; thence bearing the north-south corner of the land herein conveyed; and THENCE running along the westerly line of land now or formerly of said Stephen Hopkins in a southerly direction 450 feet to a stake corner set in the northerly line of land now or formerly of Howard and Deloris J. Myers; THENCE running along the northerly line of land now or formerly of said Myers, in a westerly direction 484 feet to a stake corner set in the northerly line of land now or formerly of said Myers; THENCE running along the easterly line of land now or formerly of said Myers, in a northerly direction 450 feet to a stake corner set in the southerly line of land now or formerly of the aforesaid Harry M. Campbell; THENCE running along the southerly line of land now or formerly of said Campbell in an easterly direction 491 feet to a stone corner, the place of beginning. CONTAINING approximately 5.03 acres of land.
Parcel#: 32-10-014-02-000
Property Address: 1332 Upper Raven Creek, Benton, PA 17814
BEING KNOWN AS: 1332 UPPER RAVEN CREEK ROAD A/K/A 1332 U UPPER RAVEN CREEK ROAD, BENTON, PA 17814 PROPERTY ID: 32-10-014-02-000
BEING THE SAME PREMISES WHICH CLARA L. GETZ, NOW CLARA L. BOWMAN, HUSBAND AND TIMOTHY A. GETZ, BY DEED DATED 6/17/1993 AND RECORDED 7/13/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 440 AT PAGE 483, GRANTING AND CONVEYED UNTO CLARA L. BOWMAN AND HOWARD W. BOWMAN, WIFE AN HUSBAND.

PROPERTY ADDRESS: 1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814
UPI / TAX PARCEL NUMBER: 32-10-014-02-000

Seized and taken into execution to be sold as the property of CLARA BOWMAN, HOWARD BOWMAN in suit of BAYVIEW LOAN SERVICING LLC.
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 PHILADELPHIA, PA 610-682-2798 Columbia County, Pennsylvania

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021CV490

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 www.bid4assets.com/ColumbiaPASheriffsSales on:

WEDNESDAY, JANUARY 29, 2025
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 property situated in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, being more fully described in a deed dated October 22, 1986 and recorded November 8, 1986, among the Land Records of the County and State set forth above, in Deed Volume 641 and Page 156.

BEING THE SAME PREMISES which Tax Claim Bureau of the County of Columbia, Pennsylvania, as Trustee, by Deed dated April 18, 2022 and recorded on April 18, 2022, in the Columbia County Recorder of Deeds Office as Instrument No. 202203683, granted and conveyed unto William Watkins.

Being Known as 31 Easy Street, Bloomsburg, PA 17815 Parcel I.D. Nos. 31 18106500000 / 31 18106600000

PROPERTY ADDRESS: 31 EASY STREET, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 31 18106500000 & 31 18106600000

Seized and taken into execution to be sold as the property of MELISSA BERGAN, RUSSELL HILL, DOROTHY REIC, VICKI CLARK, REBECCA HILL, UNKNOWN SURVIVING HEIRS OF ROBERT REIC, DECEASED UNKNOWN SURVIVING HEIRS, PENNY K. BACON, COLUMBIA COUNTY WILLIAM WATKINS in suit of US BANK TRUST NATIONAL ASSOC.
TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff HADJIK ONORATO AND FEDERMAN LLP NORTH WALES, PA Columbia County, Pennsylvania

Check Out Our Online Classifieds at www.presenterpriseline.com

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV784

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 www.bid4assets.com/ColumbiaPASheriffsSales on:

WEDNESDAY, JANUARY 29, 2025
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 lot of ground situate in the Village of Millville, Township of Millin, County of Columbia, and State of Pennsylvania, marked on General plan of said Village by No. 124, bounded and described as follows: CONTAINING in front on 2nd and 3rd Streets four perches; in depth by Lots Nos. 123 and 125, fourteen perches.

BEING the same premises Joshua R. Marzke, granted and conveyed unto Jeremy W. Hort and Lydia Hort, in the deed dated September 20, 2021 and recorded in the Columbia County Recorder of Deeds on September 23, 2021 in Instrument No. 202109603.

BEING known as 325 E. 3rd Street, Millville, PA 18631
PARCEL: 2305B02800000

PROPERTY ADDRESS: 325 E 3RD STREET, MILLVILLE, PA 18631
UPI / TAX PARCEL NUMBER: 2305B02800000

Seized and taken into execution to be sold as the property of JERRY HORT, LYDIA HORT in suit of SERVIS ONE, INC.
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 YARDLEY, PA Columbia County, Pennsylvania

WANTED: MP Metals
Clean Copper \$3.40 to \$2.85
Clean Brass \$2.25 to \$1.90
Cans .60
Clean Alum. 50
Stainless 32
Tin 10
Iron & Car \$8.00
Industrial Bid Off
Monday-Friday 9am-4pm
Sat. 9am-12pm
570-755-2579
Rt. 11 Berwick

Public Notices
INVITATION TO BID
The Columbia County Redevelopment Authority is requesting proposals for a qualified environmental professional or firm to assist the Authority with conducting site visits, lead paint and mold inspections and/or OSHA 10202 projects within Columbia County. Complete proposal details, including the required proposal format, may be obtained by contacting Betty Rubio, Deputy Executive Director at the Columbia County Redevelopment Authority, 570-384-4200, or brubio@ccra.org.
Proposals will be accepted until 10:00 am prevailing time, February 14, 2025, at the Columbia County Redevelopment Authority, ATTN: Betty Rubio, 160 W. 8th Street, Suite 101, Bloomsburg, PA 17815.
The Authority reserves the right to accept or reject any and all proposals.

MEETING NOTICE
The Columbia County Board of Supervisors will hold a meeting on January 22, 2025, beginning at 7:00 a.m. in the office of the Columbia County Clerk, 702 Seventh Rd., Suite 102, Bloomsburg. For more information please call 570-371-8456.

Want a Photo in Your Ad?
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Public Notices
HEARING NOTICE
The North Cente Township Supervisors will hold a public hearing on February 10th, 2025 at the Township Building, 1655 North Cente Blvd., Berwick, PA at 7:00 p.m. The hearing will be for Ordinance 2025-01, which will increase the Supervisors Compensation to a total of \$3,145 annually. A copy of the full ordinance is available for review at the Township Office Wednesday and Thursday 9 a.m. - 4 p.m.
Mary Smith
Secretary/Treasurer
North Cente Twp

Public Notices
INVITATION TO BID
The Columbia County Redevelopment Authority is requesting proposals for a qualified environmental professional or firm to assist the Authority with conducting site visits, lead paint and mold inspections and/or OSHA 10202 projects within Columbia County. Complete proposal details, including the required proposal format, may be obtained by contacting Betty Rubio, Deputy Executive Director at the Columbia County Redevelopment Authority, 570-384-4200, or brubio@ccra.org.
Proposals will be accepted until 10:00 am prevailing time, February 14, 2025, at the Columbia County Redevelopment Authority, ATTN: Betty Rubio, 160 W. 8th Street, Suite 101, Bloomsburg, PA 17815.
The Authority reserves the right to accept or reject any and all proposals.

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Remodel, Repair, Renovate
Additions & Construction
Free estimates/insured
570-847-1864

490-2021
100-24

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>72.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</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>9.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>541.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1367.60</u>	
SOLICITOR'S SERVICES	\$150.00	
TOTAL *****		\$ <u>1667.60</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>1992.53</u>	
TOTAL *****			\$ <u>1992.53</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) \$ 4323.38

2000.00

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR
REO TRUST 2017-RPL1,

Plaintiff,

v.

WILLIAM WATKINS,
Defendant.

DOCKET NO. 2021-CV-490

AFFIDAVIT OF SERVICE

I, the undersigned attorney for Plaintiff, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1, hereby verify that a true and correct copy of the **Notice of Sheriff's Sale of Real Property** was served on Defendant, **William Watkins**, on **November 20, 2024**, pursuant to Pennsylvania R.C.P. 440, by certified mail, postage pre-paid, and evidenced by the appended return receipt executed by the Defendant's **Attorney, Jessica M. Lehman**, or an authorized agent on the attorney's behalf.

CERTIFICATE OF COMPLIANCE

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

HLADIK, ONORATO & FEDERMAN, LLP

Date: January 3, 2025



- 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
Phone (215) 855-9521
File No. 19-00414
Attorney for Plaintiff

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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>(A) Signature <input type="checkbox"/> Agent</p> <p><i>[Signature]</i> <input type="checkbox"/> Addressee</p> <p>(B) Received by (Printed Name) (C) Date of Delivery</p> <p><i>Brandy Hampton 11/20</i></p> <p>D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>William Watkins c/o Jessica M. Lehman, Esquire 38 West 3rd Street Bloomsburg, PA 17815</p>  <p>9590 9402 8796 4005 4488 23</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input checked="" type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 0992 9776 53</p>	<p>all Restricted Delivery</p>
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 19-00414 NOS Domestic Return Receipt</p>	

Feedback

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR
REO TRUST 2017-RPL1,

Plaintiff,

v.

WILLIAM WATKINS,
Defendant.

DOCKET NO. 2021-CV-490

AFFIDAVIT OF SERVICE

I, the undersigned attorney for Plaintiff, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1, hereby do hereby certify that on **November 21, 2024**, a true and correct copy of the **Notice of Sheriff's Sale of Real Property** was served on **William Watkins**, pursuant to PA R.C.P. 3129.1, by certified mail, postage pre-paid, as evidenced by the USPS tracking and executed return receipt, the original of which is attached hereto.

HLADIK, ONORATO & FEDERMAN, LLP

Date: January 3, 2025



- 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
Phone (215) 855-9521
Attorney for Plaintiff

USPS Tracking®

FAQs >

Tracking Number:

9589071052700992977660

Remove X

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was picked up at a postal facility at 10:12 am on November 21, 2024 in BERWICK, PA 18603.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Individual Picked Up at Postal Facility

BERWICK, PA 18603
November 21, 2024, 10:12 am

See All Tracking History

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates

USPS Tracking Plus®

Product Inform

Track Another Package

Enter tracking or barcode

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p><input checked="" type="checkbox"/> Signature </p> <p><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p><input checked="" type="checkbox"/> Received by (Printed Name) William Watkins</p> <p><input checked="" type="checkbox"/> Date of Delivery 11/21/24</p> <p>D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>William Watkins 48 Vista Road Berwick, PA 18603</p>	<p>3. Service Type</p> <ul style="list-style-type: none"> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 0992 9776 60</p>	

Feedback

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. 19-00414

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR REO
TRUST 2017-RPL1,

Plaintiff,

v.

WILLIAM WATKINS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-490
2024-ED-100

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

I, the undersigned attorney for Plaintiff, hereby state that on December 16, 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: 12/30/24



-
- 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. 19-00414

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR REO
TRUST 2017-RPL1,

Plaintiff,

v.

WILLIAM WATKINS,

Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-490
2024-ED-100

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: 12/30/24



- 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

COPY
Attorneys for Plaintiff
File No. 19-00414

RECEIVED
NOV 08 2024

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR REO
TRUST 2017-RPL1,

Plaintiff,

v.

WILLIAM WATKINS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-490

2024-ED-100

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1, 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 31 Easy Street, Bloomsburg, Scott Township, Columbia County, PA 17815, being more particularly described on Exhibit "A" attached hereto and incorporated by reference:

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

Name:
William Watkins

Address:
c/o Jessica M. Lehman, Esquire
38 West Third Street
Bloomsburg, PA 17815

48 Vista Road
Berwick, PA 18603

31 Easy Street
Bloomsburg, PA 17815

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

Name:
William Watkins

Address:
c/o Jessica M. Lehman, Esquire
38 West Third Street
Bloomsburg, PA 17815

EXHIBIT
A

48 Vista Road
Berwick, PA 18603

31 Easy Street
Bloomsburg, PA 17815

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

Name:	Address:
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1, <i>Plaintiff</i>	c/o Nationstar Mortgage 8950 Cypress Waters Boulevard Coppell, TX 75019

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

Name:	Address:
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1, <i>Plaintiff</i>	c/o Nationstar Mortgage 8950 Cypress Waters Boulevard Coppell, TX 75019

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:	Address:
Tenant Occupant	31 Easy Street Bloomsburg, PA 17815
Commonwealth of PA Department of Welfare	P.O. Box 2675 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

Dorothy Rice

1336 West Holly Street
Coal Township, P A17866

Vicki Clark

870 Locey Creek Road
Middlebury Center, PA 16935

Rebecca Hill

1125 State Route 249
Middlebury Center, PA 16935

Russell Hill

1125 State Route 249
Middlebury Center, PA 16935

Melissa Bergen

104 Main Street
Roulette, PA 16746

Unknown Surviving Heirs
of Robert Rice, Deceased

31 Easy Street
Bloomsburg, PA 17815

Unknown Surviving Heirs
of Penny K. Bacon, Deceased

31 Easy Street
Bloomsburg, PA 17815

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

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 10/30/24



- 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

LEGAL DESCRIPTION

ALL THAT CERTAIN property situated in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, being more fully described in a deed dated October 22, 1996 and recorded November 6, 1996, among the Land Records of the County and State set forth above, in Deed Volume 641 and Page 159.

BEING THE SAME PREMISES which Tax Claim Bureau of the County of Columbia, Pennsylvania, as Trustee, by Deed dated April 18, 2022 and recorded on April 18, 2022, in the Columbia County Recorder of Deeds Office as Instrument No. 202203683, granted and conveyed unto William Watkins.

Being Known as 31 Easy Street, Bloomsburg, PA 17815

Parcel I.D. Nos. 31 1B106500000 / 31 1B106600000



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. 19-00414

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR REO
TRUST 2017-RPL1,
Plaintiff,

v.

WILLIAM WATKINS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-490

CERTIFICATE OF COMPLIANCE
REGARDING AFFIDAVIT PURSUANT TO RULE 3129.1

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

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 10/30/24



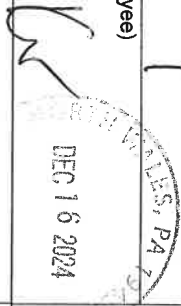
- David C. Onorato, Esq., ID No. 41217
- Thomas M. Federman, Esq., ID No. 64068
- Stephen M. Hladik, Esq., ID No. 66287
- Robert W. Williams, Esq., ID No. 315501
- Thomas C. Dyer, Esq., ID No. 331768
Attorney for Plaintiff

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
7

TOTAL NO. of Pieces Received at Post Office
7

Postmaster, per (name of Receiving employee)



SM Watkins 19-00414 1 of 2
 CORRECTION
 IMI
\$004.55
 12/16/2024 ZIP 19454
 043M312500650

US POSTAGE

USPS TRACKING NUMBER Firm-Specified Identifier	Address (Name, Street, City, State and Zip Code)	Postage	Fee	Special Handling	Parcel Airift
1	William Watkins c/o Jessica M. Lehman, Esquire 38 West Third Street Bloomsburg, PA 17815	0.69	0.65		
2	William Watkins 48 Vista Road Berwick, PA 18603	0.69	0.65		
3	William Watkins 31 Easy Street Bloomsburg, PA 17815	0.69	0.65	1.95	
4	Tenant Occupant 31 Easy Street Bloomsburg, PA 17815	0.69	0.65	2.60	
5	Commonwealth of PA Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	0.69	0.65	3.25	
6	Domestic Relations Section 11 W Main St Bloomsburg, PA 17815	0.69	0.65	3.90	
7	Pennsylvania Dept. of Revenue Inheritance Tax Division Bureau of Individual Taxes P.O. Box 280603 Harrisburg, PA 17128	0.69	0.65	4.55	

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
7

TOTAL NO. of Pieces Received at Post Office
7

Postmaster, per (name of Receiving employee)

WJ
 DEC 15 2024
 PHILADELPHIA, PA 19104

quadrant
 CORRECTION
 IM1
\$004.55
 12/16/2024 ZIP 19454
 043M/31250060
 US POSTAGE

USPS TRACKING NUMBER Firm-Specified Identifier	Address (Name, Street, City, State and Zip Code)	Postage	Fee	Special Handling	Parcel Airlift
1	Dorothy Rice 1336 West Holly Street Coal Township, P A17866	0.69	0.65		
2	Vicki Clark 870 Locey Creek Road Middlebury Center, PA 16935	0.69	0.65		
3	Rebecca Hill 1125 State Route 249 Middlebury Center, PA 16935	0.69	0.65	1.95	
4	Russell Hill 1125 State Route 249 Middlebury Center, PA 16935	0.69	0.65	2.60	
5	Melissa Bergen 104 Main Street Roulette, PA 16746	0.69	0.65	3.25	
6	Unknown Surviving Heirs of Robert Rice, Deceased 31 Easy Street Bloomsburg, PA 17815	0.69	0.65	3.90	
7	Unknown Surviving Heirs of Penny K. Bacon, Deceased 31 Easy Street Bloomsburg, PA 17815	0.69	0.65	4.55	

EXHIBIT
B

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC
vs.
MELISSA BERGAN (et al.)

Case Number
2021CV490

SHERIFF'S RETURN OF SERVICE

12/16/2024 01:41 PM - DEPUTY JONATHAN BROADT, 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 31 EASY STREET, BLOOMSBURG, PA 17815.


JONATHAN BROADT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 16, 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

16TH day of DECEMBER, 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



U.S. BANK TRUST NATIONAL ASSOC
vs.
BERGAN, MELISSA (et al.)

Case Number
2021CV490

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2025 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	31 EASY STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	12/16/24
Time:	13:41
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. _____

POSTING

2021CV490

31 EASY STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 12-DEC-24
WATKINS WILLIAM
48 VISTA RD
BERWICK PA 18603

FEE: \$15.00

CERT. NO: 47894

DISTRICT: SCOTT TWP
DEED: 20220-3683
LOCATION: EASY STREET LIGHTSTREET
PARCEL: 31 -1B1-065-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2022	PRIM	0.00	0.00	0.00	0.00
2023	PRIM	1,950.93	26.60	0.00	1,977.53
TOTAL DUE:					\$1,977.53

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2025

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2023

REQUESTED BY:

Columbia County Sheriff *dh*

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 11/14/2024

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

Ad ID: **210940**
Description: **Watkins Sale**
Run Dates: **01/08/2025 - 01/22/2025**
Class: **0002**
Orig User: **sshotwel**
Words: **573**
Lines: **71**
Agate Lines: **192**
Depth: **7.89**
Blind Box:

Total Ad Cost	\$1,367.60			
Amount Paid	\$0.00			
Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	01/08/2025	01/22/2025	3	1,367.60

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC
vs.
BERGAN, MELISSA (et al.)

Case Number
2021CV490

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 100

Manner: < Not Specified > **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 01/29/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: UNKNOWN SURVIVING HEIRS OF PENNY

Primary Address: 31 EASY STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address: 225 LINCOLN STREET
APT 101 B
WESTFIELD, PA 16950

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Vacant

Date: 11/12/24 **Time:** 1411

Deputy: 548 **Mileage:**

Attorney / Originator:

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

Service Attempts:

Date:	11/12/24					
Time:	1411					
Mileage:						
Deputy:	98	2	3	4	5	6

Service Attempt Notes:

1. property is vacant
- 2.
- 3.
- 4.
- 5.
- 6.

UNKNOWN SURVIVING HEI 2021CV490 31 EASY STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC
vs.
BERGAN, MELISSA (et al.)

Case Number
2021CV490

SERVICE COVER SHEET

UNKNOWN SURVIVING HEI 2021CV490 31 EASY STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 100
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 01/29/2025 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To: **Final Service:**

Name: UNKNOWN SURVIVING HEIRS OF ROBERT **Served:** Personally · Adult In Charge · Posted · Other
Primary Address: 31 EASY STREET **Adult In Charge:**
 BLOOMSBURG, PA 17815 **Relation:** Vacant
Phone: **DOB:** **Date:** 11/12/24 **Time:** 14:11
Alternate Address: 225 LINCOLN STREET **Deputy:** 598 **Mileage:**
 APT 101 B
 WESTFIELD, PA 16950

Attorney / Originator:

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

Service Attempts:

Date:	11/12/24					
Time:	1411					
Mileage:						
Deputy:	8	2	3	4	5	6

Service Attempt Notes:

1. property is vacant
- 2.
- 3.
- 4.
- 5.
- 6.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC
vs.
MELISSA BERGAN (et al.)

Case Number
2021CV490

SHERIFF'S RETURN OF SERVICE

11/12/2024 10:37 AM - SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: WILLIAM WATKINS AT THE COLUMBIA COUNTY SHERIFF'S OFFICE P.O. BOX 380 , BLOOMSBURG, PA 17815.


TIMOTHY T. CHAMBERLAIN, SHERIFF

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

12TH day of NOVEMBER, 2024



Plaintiff Attorney: HEADIKONORATO AND FEDERMAN LLP 298 WISSAHIOCON AVENUE NORTH WALES, PA 19454

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC
vs.
BERGAN, MELISSA (et al.)

Case Number
2021CV490

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	100
Manner:	Personal	Expires:	
Notes:	SALE DATE & TIME: 01/29/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	WILLIAM WATKINS
Primary Address:	48 VISTA ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:	CCSO		
Date:	11/13/24	Time:	10:37
Deputy:	#1	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. _____

WATKINS, WILLIAM

2021CV490

48 VISTA ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC
vs.
BERGAN, MELISSA (et al.)

Case Number
2021CV490

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 100
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 01/29/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Melody Bohling
Primary Address: 350 Tenny St.
Bloomsburg, PA 17815
Phone: 570-594-4560 **DOB:**
Alternate Address: 2626 OLD BERWICK ROAD
BLOOMSBURG, PA 17815
Phone:

Final Service:

Served: Personally Adult In Charge Posted Other
Adult In Charge:
Relation:
Date: 11-8-24 **Time:** 11:00
Deputy: 6 **Mileage:**

Attorney / Originator:

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

Service Attempts:

Date:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Time:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Mileage:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

BOHLING, MELODY

2021CV490

350 TENNY ST., BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC
vs.
BERGAN, MELISSA (et al.)

Case Number
2021CV490

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	100
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	JESSICA M. LEHMAN, ESQ
Primary Address:	38 WEST THIRD STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Jessica Allen		
Relation:	Legal assistant		
Date:	11-8-24	Time:	1042
Deputy:	6	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. _____

LEHMAN ESQ, JESSICA M.

2021CV490

38 WEST THIRD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC
vs.
BERGAN, MELISSA (et al.)

Case Number
2021CV490

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	100
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2025 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:	Julie Klinger
Relation:	Clerk
Date:	11-8-24
Time:	0924
Deputy:	6
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 2021CV490 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



U.S. BANK TRUST NATIONAL ASSOC
vs.
BERGAN, MELISSA (et al.)

Case Number
2021CV490

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	100
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2025 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:	Deb Hower		
Relation:	Clerk		
Date:	11-8-24	Time:	0930
Deputy:	6	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

2021CV490

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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. 19-00414

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR REO
TRUST 2017-RPL1,

Plaintiff,

v.

WILLIAM WATKINS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-490

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: William Watkins
c/o Jessica M. Lehman, Esquire
38 West Third Street, Bloomsburg, PA 17815
48 Vista Road, Berwick, PA 18603
31 Easy Street, Bloomsburg, PA 17815

Real estate situate at 31 Easy Street, Bloomsburg, Scott Township, Columbia County, PA 17815, as more fully set forth on Exhibit "A" attached hereto, is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM. The Sheriff's Sale will be held as an online public auction conducted by Bid4Assets. Access to the auction is available at the web address: www.bid4assets.com/ColumbiaPASheriffSales. This Sale is being conducted to enforce the Court Judgment of \$72,890.17 (plus any additional interest and costs) obtained by U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1, against you.

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


YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE:

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

HLADIK, ONORATO & FEDERMAN, LLP

Date: 6/30/24

- 
 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

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

COPY

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR REO
TRUST 2017-RPL1,
Plaintiff,

v.

WILLIAM WATKINS,
Defendant.

DOCKET NO. 2021-CV-490

2024-ED-100

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:

31 Easy Street, Bloomsburg, within Scott Township, Columbia County, PA 17815. (See legal description attached as **Exhibit "A"**)

Amount Due \$ 72,890.17

Plus interest to be added at the *per diem* rate of \$14.10 from January 12, 2022 through the date on which the property is sold at Sheriff's sale. \$ _____

TOTAL \$ _____

Date: 11/6/2024

Stephanie Stroup

Prothonotary
Prothonotary, County of Columbia, Pa.
My Com. Ex. 1st Monday of 2028

By: Melissa Traugh

LEGAL DESCRIPTION

ALL THAT CERTAIN property situated in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, being more fully described in a deed dated October 22, 1996 and recorded November 6, 1996, among the Land Records of the County and State set forth above, in Deed Volume 641 and Page 159.

BEING THE SAME PREMISES which Tax Claim Bureau of the County of Columbia, Pennsylvania, as Trustee, by Deed dated April 18, 2022 and recorded on April 18, 2022, in the Columbia County Recorder of Deeds Office as Instrument No. 202203683, granted and conveyed unto William Watkins.

Being Known as 31 Easy Street, Bloomsburg, PA 17815

Parcel I.D. Nos. 31 1B106500000 / 31 1B106600000



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: November 7, 2024

Re: Sheriffs Sale Advertising Dates

U.S. Bank National Association

VS.

William Watkins

No. 940 of 2021 J.D. and No. 100 of 2024 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	January 8 th 2025
2 nd Week	January 15 th 2025
3 rd Week	January 22 nd 2025

SALE DATE: **January 29th 2025 @ 9:00 a.m**

I will expose the following described property at public sale at ww.bid4assets.com/ColumbiaPASheriffSales

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
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. 19-00414

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR REO
TRUST 2017-RPL1,
Plaintiff,

v.

WILLIAM WATKINS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-490

2024-ED-100

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1, 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 31 Easy Street, Bloomsburg, Scott Township, Columbia County, PA 17815, being more particularly described on Exhibit "A" attached hereto and incorporated by reference:

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

Name:

William Watkins

Address:

c/o Jessica M. Lehman, Esquire
38 West Third Street
Bloomsburg, PA 17815

48 Vista Road
Berwick, PA 18603

31 Easy Street
Bloomsburg, PA 17815

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

Name:

William Watkins

Address:

✓ c/o Jessica M. Lehman, Esquire
38 West Third Street
Bloomsburg, PA 17815

48 Vista Road
Berwick, PA 18603

31 Easy Street
Bloomsburg, PA 17815

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

Name:
U.S. Bank Trust National
Association, not in its individual
capacity but solely as owner trustee
for REO Trust 2017-RPL1, *Plaintiff*

Address:
c/o Nationstar Mortgage
8950 Cypress Waters Boulevard
Coppell, TX 75019

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

Name:
U.S. Bank Trust National Association,
not in its individual capacity but solely
as owner trustee for REO Trust 2017-
RPL1, *Plaintiff*

Address:
c/o Nationstar Mortgage
8950 Cypress Waters Boulevard
Coppell, TX 75019

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:
31 Easy Street
Bloomsburg, PA 17815

Commonwealth of PA
Department of Welfare

P.O. Box 2675
Harrisburg, PA 17105

CM

Domestic Relations Section

11 W Main St
Bloomsburg, PA 17815

Pennsylvania Dept. of Revenue
Inheritance Tax Division

Bureau of Individual Taxes ^{CM}
P.O. Box 280603 ✓
Harrisburg, PA 17128

Dorothy Rice

1336 West Holly Street ✕
Coal Township, PA 17866

Vicki Clark

870 Locey Creek Road ✕
Middlebury Center, PA 16935

Rebecca Hill

1125 State Route 249 ✕
Middlebury Center, PA 16935

Russell Hill

1125 State Route 249 ✕
Middlebury Center, PA 16935

Melissa Bergen

104 Main Street -
Roulette, PA 16746

Unknown Surviving Heirs
of Robert Rice, Deceased

31 Easy Street -
Bloomsburg, PA 17815

Unknown Surviving Heirs
of Penny K. Bacon, Deceased

31 Easy Street -
Bloomsburg, PA 17815

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

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 10/30/24



- 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

LEGAL DESCRIPTION

ALL THAT CERTAIN property situated in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, being more fully described in a deed dated October 22, 1996 and recorded November 6, 1996, among the Land Records of the County and State set forth above, in Deed Volume 641 and Page 159.

BEING THE SAME PREMISES which Tax Claim Bureau of the County of Columbia, Pennsylvania, as Trustee, by Deed dated April 18, 2022 and recorded on April 18, 2022, in the Columbia County Recorder of Deeds Office as Instrument No. 202203683, granted and conveyed unto William Watkins.

Being Known as 31 Easy Street, Bloomsburg, PA 17815

Parcel I.D. Nos. 31 1B106500000 / 31 1B106600000



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. 19-00414

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR REO
TRUST 2017-RPL1,
Plaintiff,

v.

WILLIAM WATKINS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-490

CERTIFICATE OF COMPLIANCE
REGARDING AFFIDAVIT PURSUANT TO RULE 3129.1

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

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 10/30/24



- 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

Attorneys for Plaintiff
File No. 19-00414

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR REO
TRUST 2017-RPL1,

Plaintiff,

v.

WILLIAM WATKINS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-490

2024-ED-100

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: William Watkins
c/o Jessica M. Lehman, Esquire
38 West Third Street, Bloomsburg, PA 17815
48 Vista Road, Berwick, PA 18603
31 Easy Street, Bloomsburg, PA 17815

Real estate situate at 31 Easy Street, Bloomsburg, Scott Township, Columbia County, PA 17815, as more fully set forth on Exhibit "A" attached hereto, is scheduled to be sold at Sheriff's Sale at:

9:00 AM, on JAN 29 2025,

ON LINE: bib4assets.com/ColumbiaPASheriffSales

This Sale is being conducted to enforce the Court Judgment of \$72,890.17 (plus any additional interest and costs) obtained by U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1, against you.

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

To prevent this Sale, you must take immediate action.

The Sale will be stopped if you pay U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1, back payments, late charges, costs, and reasonable attorneys' fees due. To find out how much you must pay, you may call:

Stephen M. Hladik, Esquire
298 Wissahickon Avenue
North Wales, PA 19454-1489
Telephone number 215-855-9521

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.
2. You may be able to stop the Sale through other legal proceedings.
3. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the Sale. (See below to find out how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer paid the Sheriff the full amount due in the Sale. To find out if this happened, you may call the Sheriff of Columbia County at 570-389-5622
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE:

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

HLADIK, ONORATO & FEDERMAN, LLP

Date: 6/30/24



- 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**
THE HOF LAW GROUP

smckee@hoflawgroup.com
298 Wissahickon Avenue
North Wales, PA 19454
Phone (215)855-9521
Fax (215)855-9121
File No. 19-00414

October 30, 2024

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

RE: U.S. Bank Trust National Association, as owner trustee v. William Watkins
Columbia County Court of Common Pleas No. 2021-CV-490
Property situated at: 31 Easy Street, Bloomsburg, PA 17815

Dear Sir/Madam:

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

- William Watkins

c/o Jessica M. Lehman, Esquire, 38 West Third Street, Bloomsburg, PA 17815
48 Vista Road, Berwick, PA 18603
31 Easy Street, Bloomsburg, PA 17815

- Handbill – Please Post

31 Easy Street, Bloomsburg, PA 17815

- Please also advertise the Sheriff's Sale

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

Very truly yours,


Stephanie McKee, Legal Assistant

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021CV490

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 www.bid4assets.com/ColumbiaPASheriffSales in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 29, 2025
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 property situated in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, being more fully described in a deed dated October 22, 1996 and recorded November 6, 1996, among the Land Records of the County and State set forth above, in Deed Volume 641 and Page 159.

BEING THE SAME PREMISES which Tax Claim Bureau of the County of Columbia, Pennsylvania, as Trustee, by Deed dated April 18, 2022 and recorded on April 18, 2022, in the Columbia County Recorder of Deeds Office as Instrument No. 202203683, granted and conveyed unto William Watkins.

Being Known as 31 Easy Street, Bloomsburg, PA 17815
Parcel I.D. Nos. 31 1B106500000 / 31 1B106600000

PROPERTY ADDRESS: 31 EASY STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31 1B106500000 & 31 1B106600000

Seized and taken into execution to be sold as the property of MELISSA BERGAN, RUSSELL HILL, DOROTHY RICE, VICKI CLARK, REBECCA HILL, UNKNOWN SURVIVING HEIRS OF ROBERT RICE, DECEASED, UNKNOWN SURVIVIN HEIRS OF PENNY K. BACON, DECEASED, WILLIAM WATKINS in suit of U.S. BANK TRUST NATIONAL ASSOC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

COPY

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR REO
TRUST 2017-RPL1,
Plaintiff,

DOCKET NO. 2021-CV-490

2024-ED-100

v.

WILLIAM WATKINS,
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:

31 Easy Street, Bloomsburg, within Scott Township, Columbia County, PA 17815. (See legal description attached as **Exhibit "A"**)

Amount Due \$ 72,890.17

Plus interest to be added at the *per diem* rate of \$14.10 from January 12, 2022 through the date on which the property is sold at Sheriff's sale. \$ _____

TOTAL \$ _____

Date: 1/16/2024

Stephanie Stroup

Prothonotary
Protn & Clerk of Sev. Courts

By: Melissa Traugh
My Com. Ex. 1st Monday of 2028

LEGAL DESCRIPTION

ALL THAT CERTAIN property situated in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, being more fully described in a deed dated October 22, 1996 and recorded November 6, 1996, among the Land Records of the County and State set forth above, in Deed Volume 641 and Page 159.

BEING THE SAME PREMISES which Tax Claim Bureau of the County of Columbia, Pennsylvania, as Trustee, by Deed dated April 18, 2022 and recorded on April 18, 2022, in the Columbia County Recorder of Deeds Office as Instrument No. 202203683, granted and conveyed unto William Watkins.

Being Known as 31 Easy Street, Bloomsburg, PA 17815

Parcel I.D. Nos. 31 1B106500000 / 31 1B106600000



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. 19-00414

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR REO
TRUST 2017-RPL1,
Plaintiff,

v.

WILLIAM WATKINS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-490

2024-ED-100

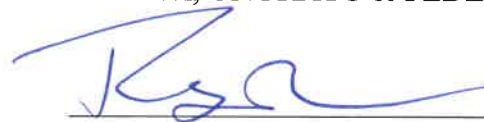
ACT 91 CERTIFICATION

I, the undersigned attorney for Plaintiff, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1, 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 March 1, 2021
- () the premises are not subject to the provisions of Act 91 because
 - () an FHA Mortgage
 - () non-owner occupied
 - () vacant

HLADIK, ONORATO & FEDERMAN, LLP

Date: 10/30/24



- 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

Attorneys for Plaintiff
File No. 19-00414

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR REO
TRUST 2017-RPL1,
Plaintiff,

v.

WILLIAM WATKINS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2021-CV-490

2024-ED-100

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment), without liability on the party of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

HLADIK, ONORATO & FEDERMAN, LLP

Date: 10/30/24



- 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

Attorneys for Plaintiff
File No. 19-00414NSM

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR REO
TRUST 2017-RPL1,

Plaintiff,

v.

WILLIAM WATKINS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

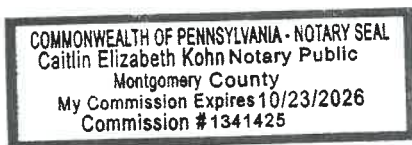
DOCKET NO. 2021-CV-490

2024-EO-100

AFFIDAVIT OF COMPLIANCE WITH
ACT 6 OF 1974, 41 P.S. 101, ET. SEQ. AND ACT 91 OF 1983

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF MONTGOMERY)

Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared attorney for the Plaintiff, who being duly sworn to law deposes and says that on March 1, 2021, Defendant was mailed a Notice of Homeowner's Emergency Mortgage Assistance Act of and Act 6 Notices of Intention to Foreclose by certified mail, return receipt requested and first class U.S. mail.



Sworn to and subscribed before me
this 30th day of October, 2024

Notary Public

 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

LEGAL DESCRIPTION

ALL THAT CERTAIN property situated in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, being more fully described in a deed dated October 22, 1996 and recorded November 6, 1996, among the Land Records of the County and State set forth above, in Deed Volume 641 and Page 159.

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Being Known as 31 Easy Street, Bloomsburg, PA 17815

Parcel I.D. Nos. 31 1B106500000 / 31 1B106600000

REAL ESTATE OUTLINE

ED # 2024 ED100

DATE RECEIVED 11-6-2024
DOCKET AND INDEX 2021 CV 490

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>	<i>emailed</i>
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>2,000.</u>	<u>X</u>	CK# <u>021708</u>

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

SALE DATE Jan. 29th TIME 9:00

POSTING DATE _____

ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Jan 8</u>
2 ND WEEK	<u>Jan 15</u>
3 RD WEEK	<u>Jan 22</u>

72,890.17

LEGAL DESCRIPTION

ALL THAT CERTAIN property situated in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, being more fully described in a deed dated October 22, 1996 and recorded November 6, 1996, among the Land Records of the County and State set forth above, in Deed Volume 641 and Page 159.

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Being Known as 31 Easy Street, Bloomsburg, PA 17815

Parcel I.D. Nos. 31 1B106500000 / 31 1B106600000



**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. 19-00414

October 30, 2024

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

RE: U.S. Bank Trust National Association, as owner trustee v. William Watkins
Columbia County Court of Common Pleas No. 2021-CV-490
Property situated at: 31 Easy Street, Bloomsburg, PA 17815

Dear Sir/Madam:

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

- One Original Writ of Execution for each defendant, plus one additional for your file
- A deposit check in the amount of \$2,000.00
- A copy of the 3129.1 Affidavit, the original having been filed with the Prothonotary
- A copy of the Notice of Sale for each Defendant to be served; plus one additional copy
- Instructions for Service for each Defendant and to post the handbill at the property
- An ACT 91 Certification and Affidavit of last known address
- Two (2) copies of the full metes and bounds description.

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

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

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Stephanie McKee', is written over the typed name.

Stephanie McKee, Legal Assistant

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

State Administration
 104 Main Street
 Suite 300
 Kutztown, PA 19546



9589 0710 5270 1602 7583 96

Article Number (Transfer from service label)

9589 0710 5270 1602 7583 96

PS Form 3811 July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

B. Received by (Printed Name) Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

B. Received by (Printed Name) Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Melissa Bergan
 104 Main Street
 Kutztown, PA 19546



9590 9402 8758 3310 2617 14

Article Number (Transfer from service label)

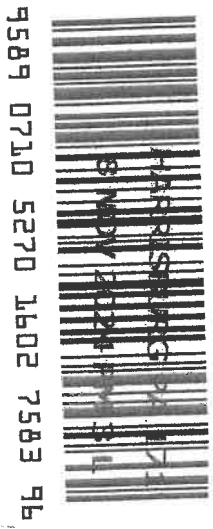
9589 0710 5270 1602 7576 89

Domestic Return Receipt

AFTER FIVE DAYS RETURN TO
TIMOTHY T. CHAMBERLAIN
SHERIFF



Columbia County
Court House - P.O. Box 380
Bloomsburg, PA 17815



9589 0710 5270 1602 7583 96

US POSTAGE **PAIDNEY BOV**
ZIP 17815 \$ 009.64
02 4M
0000379331 NOV 08 20

Handwritten signature

Small Business Administration
600 American Avenue
Suite 301
King of Prussia, PA 19406

NIXIE 171 DE 1 8211/18/24
RETURN TO SENDER
NO MAIL TO FORWARD
NO RETURN TO SENDER
UNABLE TO FORWARD
NRR SC: 1781593889 1519-19718-88-39
154692-14692-99

AFTER FIVE DAYS RETURN TO
TIMOTHY T. CHAMBERLAIN
SHERIFF



Columbia County
Court House - P.O. Box 380
Bloomsburg, PA 17815

9589 0710 5270 1602 7583 96
8 NOV 2024 PM 3

US POSTAGE **PAIDNEY BOV**
ZIP 17815 \$ 009.64
02 4M
0000379331 NOV 08 2024

Handwritten address:
Melissa Bergan
104 Main Street
Roulette, PA 16746

NIXIE 14692 11/18/2024
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
SORT IN MANUAL ONLY/NO AUTOMATION
SC: 56936999955
157465199889999

PLEASE PRINT YOUR NAME, ADDRESS
COLUMBIA COUNTY SHERIFF'S OFFICE
P O Box 380
Bloomsburg, PA 17815

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Rebecca Hill
125 State Route 249
Middlebury Center, PA
16935



9590 9402 8758 3310 2616 91

Article Number (Transfer from service label)

9589 0710 5270 1602 7576 65

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Adult Signature
 Registered Mail™ Delivery
 Certified Mail®
C. Date of Delivery

B. Received by (Printed Name)
Russell Hill

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

Service Type
 Priority Mail Express®
 Adult Signature
 Registered Mail™ Delivery
 Certified Mail®
 Signature Confirmation™
Collect on Delivery Restricted Delivery



9590 9402 8758 3310 2616 77

Article Number (Transfer from service label)

9589 0710 5270 1602 7576 4J

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Dorothy Rice
1336 West Holly St.
Coal Township, PA
17866



9590 9402 8758 3310 2616 77

Article Number (Transfer from service label)

9589 0710 5270 1602 7576 4J

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Adult Signature
 Registered Mail™ Delivery
 Certified Mail®
C. Date of Delivery

B. Received by (Printed Name)
Stacy Kohn

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

Service Type
 Priority Mail Express®
 Adult Signature
 Registered Mail™ Delivery
 Certified Mail®
 Signature Confirmation™
Collect on Delivery Restricted Delivery



9590 9402 8758 3310 2616 77

Article Number (Transfer from service label)

9589 0710 5270 1602 7576 4J

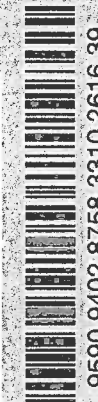
PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

U.S. Treasury Department
600 Arch Street
Room 3259
Philadelphia, PA 19106



9590 9402 8758 3310 2616 39

Article Number (Transfer from service label)

9589 0710 5270 1602 7576 02

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Adult Signature
 Registered Mail™ Delivery
 Certified Mail®
C. Date of Delivery

B. Received by (Printed Name)
Russell Hill

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

Service Type
 Priority Mail Express®
 Adult Signature
 Registered Mail™ Delivery
 Certified Mail®
 Signature Confirmation™
Collect on Delivery Restricted Delivery



9590 9402 8758 3310 2616 07

Article Number (Transfer from service label)

9589 0710 5270 1602 7576 72

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Russell Hill
1125 State Route 249
Middlebury Center, PA
16935



9590 9402 8758 3310 2616 77

Article Number (Transfer from service label)

9589 0710 5270 1602 7576 4J

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Adult Signature
 Registered Mail™ Delivery
 Certified Mail®
C. Date of Delivery

B. Received by (Printed Name)
Russell Hill

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

Service Type
 Priority Mail Express®
 Adult Signature
 Registered Mail™ Delivery
 Certified Mail®
 Signature Confirmation™
Collect on Delivery Restricted Delivery



9590 9402 8758 3310 2616 77

Article Number (Transfer from service label)

9589 0710 5270 1602 7576 72

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Vicki Clark
870 Lacey Creek Rd
Middlebury Center
PA 16935



9590 9402 8758 3310 2616 84

Article Number (Transfer from service label)

9589 0710 5270 1602 7576 58

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Vicki Clark
B. Received by (Printed Name)
Vicki L Clark
C. Date of Delivery
11-18-24
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

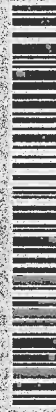
3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Common of PA Dept Welfare
P.O. Box 2675
Harrisburg, PA 17105



9590 9402 8758 3310 2616 60

Article Number (Transfer from service label)

9589 0710 5270 1602 7576 34

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature]
B. Received by (Printed Name)
BEREK JOHNSON
C. Date of Delivery
NOV 17 2021
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature]
B. Received by (Printed Name)
Vicki L Clark
C. Date of Delivery
11-18-24
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

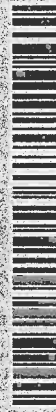
3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Common of PA Dept Welfare
P.O. Box 2675
Harrisburg, PA 17105



9590 9402 8758 3310 2616 60

Article Number (Transfer from service label)

9589 0710 5270 1602 7576 34

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature]
B. Received by (Printed Name)
BEREK JOHNSON
C. Date of Delivery
NOV 17 2021
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Office of Fair
P.O. Box 3016
Harrisburg, PA 17105



9590 9402 8758 3310 2616 22

Article Number (Transfer from service label)

9589 0710 5270 1602 7584 19

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature]
B. Received by (Printed Name)
With USPS 17107
C. Date of Delivery
NOV 17 2021
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

PA Dept. of Revenue
(Bureau of Compliance)
Dept. 281230
Harrisburg, PA 17128-1230



9590 9402 8758 3310 2616 46

Article Number (Transfer from service label)

9589 0710 5270 1602 7576 27

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature]
B. Received by (Printed Name)
Diki Vorakes
C. Date of Delivery
NOV 17 2021
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

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

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

Two Thousand and 00/100*****


DATE

10/30/2024

AMOUNT

*****2,000.00

TD BANK
3-180/360

 EZShieldSM Check Fraud
Protection for Business

021708

TO THE
ORDER OF


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

2021-CV-490/31 Easy St, Bloomsburg, PA
17815/19-00414/Sheriff

⑈021708⑈ ⑆036001808⑆ 4270961935⑈


AUTHORIZED SIGNATURE

MP

Security Features Included  Details on back.