



MDKLEGAL.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

December 16, 2024

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: Mortgage Solutions of Colorado, LLC, d/b/a Mortgage Solutions Financial v.
Aaron M. Dolena
Property Address: 605 Freas Avenue, Berwick, PA 18603
Docket No. 2024-CV-979
Our File Number: 24-014076

Dear Sir/Madam:

Please consider this correspondence a formal request to stay the Sheriff's sale scheduled for February 26, 2025.

Thank you for your assistance.

Very truly yours,

MDK Legal
Enclosures

24-014076_DB1

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MORTGAGE SOLUTIONS OF COLORADO, LLC
vs.
DOLENA, AARON

Case Number
2024CV979

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 109
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 02/26/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingher
Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603
Phone: 570-752-7442 **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Perrett
Relation:
Date: 12/13/24 **Time:** 1340
Deputy: 4 **Mileage:**

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC **Phone:** 1-614-220-5611

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

GINGHER, CONNIE C.

2024CV979

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MORTGAGE SOLUTIONS OF COLORADO, LLC
vs.
DOLENA, AARON

Case Number
2024CV979

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 109

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

Notes: SALE DATE & TIME: 02/26/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To: **Final Service:**

Name: JANE DOE NAME UNKNOWN, THE UNKNO **Served:** Personally Adult In Charge · Posted · Other

Primary Address: 605 FREAS AVE **Adult In Charge:** AARON DOLENA

Phone: **DOB:** **Relation:** OWNER

Alternate Address: **Date:** 12/12/24 **Time:** 1209

Phone: **Deputy:** 4 **Mileage:**

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC **Phone:** 1-614-220-5611

Service Attempts:

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

Service Attempt Notes:

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

JANE DOE NAME UNKNOWN 2024CV979 605 FREAS AVE, BERWICK, PA 18603 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MORTGAGE SOLUTIONS OF COLORADO, LLC
vs.
DOLENA, AARON

Case Number
2024CV979

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	109
Manner:	Adult in Charge	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 02/26/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	605 FREAS AVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	AARON DOLENA		
Relation:	OWNER		
Date:	12/12/24	Time:	1309
Deputy:	4	Mileage:	

Attorney / Originator:

Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611
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Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2024CV979

605 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MORTGAGE SOLUTIONS OF COLORADO, LLC
vs.
DOLENA, AARON

Case Number
2024CV979

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	109
Manner:	Adult in Charge	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 02/26/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK SEWER AUTHORITY		
Primary Address:	1108 FREAS AVE BERWICK, PA 18603		
Phone:	570-752-8477	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	KELLY MORRIS		
Relation:	CLERK		
Date:	12/12/24	Time:	1117
Deputy:	4	Mileage:	

Attorney / Originator:

Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611
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Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

BERWICK SEWER AUTHORITY

2024CV979

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MORTGAGE SOLUTIONS OF COLORADO, LLC
vs.
DOLENA, AARON

Case Number
2024CV979

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 109
Manner: Adult in Charge **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 02/26/2025 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office
Primary Address: PO Box 380
 Bloomsburg, PA 17815
Phone: 570-389-5649 **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Deb Howar
Relation: Secretary
Date: 12-22-24 **Time:** 08:27
Deputy: 3 **Mileage:**

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC **Phone:** 1-614-220-5611

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 2024CV979 PO BOX 380, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MORTGAGE SOLUTIONS OF COLORADO, LLC
vs.
DOLENA, AARON

Case Number
2024CV979

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	109
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 02/26/2025 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 · Adult In Charge · Posted · Other		
Adult In Charge:	Julie Klinger		
Relation:	Secretary		
Date:	12-2-24	Time:	08:37
Deputy:	3	Mileage:	

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC	Phone: 1-614-220-5611
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Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2024CV979 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

Mortgage Solutions of Colorado, LLC, d/b/a
Mortgage Solutions Financial

Plaintiff,

vs.

Aaron M. Dolena

Defendant.

CIVIL DIVISION

Docket No.: 2024-CV-979

2024 - ED 409

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

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

SEE EXHIBIT "A" ATTACHED

Amount due	\$ <u>103,039.25</u>
Interest from September 2, 2024 to November 25, 2024	\$ <u>864.72</u>
Interest from November 26, 2024 to date of sale at the per diem of \$17.04	\$ _____
Total (Costs to be added)	\$ _____

Dated: 11/26/2024

Stephanie Stroup
Prothonotary

(SEAL)

By: Melissa Traugh
Clerk

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

Mortgage Solutions of Colorado, LLC, d/b/a
Mortgage Solutions Financial

Plaintiff,

vs.

Aaron M. Dolena

Defendant.

CIVIL DIVISION

Docket No.: 2024-CV-979

FILED
PROTHONOTARY
2024 NOV 26 AM 11:52
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

All that certain lot, piece or parcel of land situate in Borough of Berwick, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

Lot No. 1502, Beginning at the southwest corner of Lot #1501, this being the second lot west of the line dividing the Jackson's Estate and the old Freas Farm and what is now Berwick Land Improvement Company's Addition to West Berwick, it being located on the north side of Freas Avenue Thence in a westerly direction along Freas Avenue a distance of forty-five (45) feet to corner of Lot #1503; Thence in a northerly direction along Lot # 1503, a distance of one hundred sixty (160) feet to a fifteen (15) foot alley; Thence in an easterly direction along said alley, a distance of forty-five (45) feet to the corner of Lot #1501; Thence in a southerly direction along Lot #1501, a distance of one hundred sixty (160) feet, to the place of Beginning.

Parcel No.: 04C01 04500000

Being the same property conveyed to Aaron M. Dolena, single who acquired title by virtue of a deed from Timie J. Garton n/k/a Timie J. Yacovone, unmarried, dated January 10, 2020, recorded January 13, 2020, at Instrument Number 202000245, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 605 Freas Avenue, Berwick, PA 18603

Exhibit "A"

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MORTGAGE SOLUTIONS OF COLORADO, LLC
vs.
DOLENA, AARON

Case Number
2024CV979

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/26/2025 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	605 FREAS AVENUE BERWIC, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611
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Service Attempts:

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

Service Attempt Notes:

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

/POSTING)

2024CV979

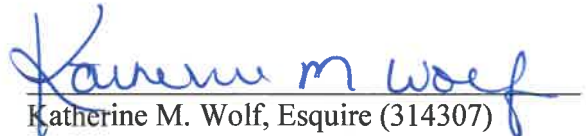
605 FREAS AVENUE, BERWIC, PA 18603

NO EXPIRATION

X PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION
6th Floor, Strawberry Square
Department 280601
Harrisburg, PA 17128

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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.

Dated: 11/25/24



Katherine M. Wolf, Esquire (314307)
Meredith H. Wooters, Esquire (307207)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Cristina L. Connor, Esquire (318389)
Ed E. Qaqish, Esquire (309463)
MDK Legal
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611
Fax: 614-220-5613
Email: KMWolf@mdklegal.com
Attorney for Plaintiff

MORTGAGE SOLUTIONS OF COLORADO, LLC, D/B/A MORTGAGE SOLUTIONS FINANCIAL

Plaintiff

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

MORTGAGE SOLUTIONS OF COLORADO, LLC, D/B/A MORTGAGE SOLUTIONS FINANCIAL

Plaintiff

✓ X PSECU

X P.O. Box 67013

Harrisburg, PA 17106

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

COLUMBIA COUNTY TAX CLAIM BUREAU

X 11 West Main Street

Main Street County Annex

Bloomsburg, PA 17815

6. Name and Address of every other person who has any record interest in the property and whose interest may be affected by the sale:

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF HUMAN SERVICES

X P.O. Box 2675

Harrisburg, PA 17105

7. Name and Address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE

X 11 West Main Street, 2nd Floor

Bloomsburg, PA 17815

JANE DOE NAME UNKNOWN, THE UNKNOWN SPOUSE OF AARON M.

X DOLENA (IF ANY)

605 Freas Avenue

Berwick, PA 18603

UNKNOWN TENANT OR TENANTS

X 605 Freas Avenue

Berwick, PA 18603

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

Mortgage Solutions of Colorado, LLC, d/b/a
Mortgage Solutions Financial

CIVIL DIVISION

Docket No.: 2024-CV-979

Plaintiff,

vs.

2024 - ED - 109

Aaron M. Dolena

Defendant.

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

TO: Aaron M. Dolena
605 Freas Avenue
Berwick, PA 18603

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be offered for public auction online at <https://www.bid4assets.com/ColumbiaPASheriffSales> on Feb. 26, 2025 at 9:00 am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

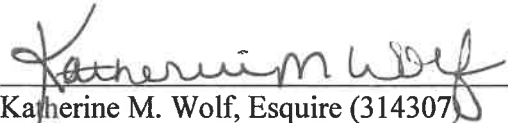
605 Freas Avenue, Berwick, PA 18603

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2024-CV-979

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

Dated: 11/25/24



Katherine M. Wolf, Esquire (314307)
Meredith H. Wooters, Esquire (307207)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Cristina L. Connor, Esquire (318389)
Ed E. Qaqish, Esquire (309463)
MDK Legal
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611
Fax: 614-220-5613
Email: KMWolf@mdklegal.com
Attorney for Plaintiff

VIA Private Process Service and Certified Mail

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE

(570) 389-5622

COURT HOUSE:

P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

24 HOUR PHONE

(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: December 11, 2024

Re: Sheriffs Sale Advertising Dates

Mortgage Solutions of Colorado, LLC
VS.
Aaron M. Dolena

No. 979 of 2024 J.D. and No. 109 of 2024 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	February 5 th 2025
2 nd Week	February 12 th 2025
3 rd Week	February 19 th 2025

SALE DATE: **February 26th 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

REAL ESTATE OUTLINE

ED # 2024 ED 109

DATE RECEIVED 11-26-2024
DOCKET AND INDEX 2024-CV-979

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$ 1,350.00 OR <u>2,000.00</u>	<u>X</u>	CK# <u>162435</u>

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

SALE DATE Feb. 26, 2025 TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Feb. 5</u>	<u>25</u>
2 ND WEEK	<u>Feb. 12</u>	<u>25</u>
3 RD WEEK	<u>Feb. 19</u>	<u>25</u>

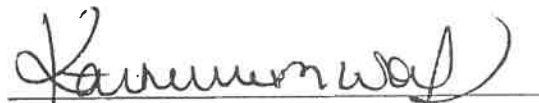
the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; (b) kept in the course of MDK's regularly conducted business activities; and (c) created by MDK as a regular practice.

4. Aaron M. Dolena is not in the military service based upon the DMDC search results that indicate Aaron M. Dolena was not on active duty and had not been on active duty for the past 367 days on the date indicated on the attached DMDC search result.

VERIFICATION

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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.

Dated: 11/11/24



Katherine M. Wolf, Esquire (314308)
Meredith H. Wooters, Esquire (307207)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Cristina L. Connor, Esquire (318389)
Ed E. Qaqish, Esquire (309463)
MDK Legal
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611
Fax: 614-220-5613
Email: KMWolf@mdklegal.com
Attorney for Plaintiff



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

SSN: XXX-XX-1178
 Birth Date:
 Last Name: DOLENA
 First Name: AARON
 Middle Name: M
 Status As Of: Nov-11-2024
 Certificate ID: KH2WQ0CJF9X997L

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, Space Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Sam Yousefzadeh

Sam Yousefzadeh, Director
 Department of Defense - Manpower Data Center
 4800 Mark Center Drive, Suite 04E25
 Alexandria, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 3901 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q35) via this URL: <https://scra.dmdc.osd.mil/scra##/faqs>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 3921(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.



MDKLEGAL.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

November 25, 2024

Office of the Sheriff of Columbia County
35 WEST MAIN STREET
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: Mortgage Solutions of Colorado, LLC, d/b/a Mortgage Solutions Financial v.
Aaron M. Dolena
Property Address: 605 Freas Avenue, Berwick, PA 18603
Docket No. 2024-CV-979
Our File Number: 24-014076

Dear Sir or Madam,

Please find the enclosed file-stamped Writ of Execution documents executed by the Prothonotary along with the below listed documents in advance of the Sale.

1. an original Writ of Execution (with Legal Description attached);
2. an original Notice of Sheriff's Sale for Aaron M. Dolena (with Legal Description attached) for your files (**PLEASE NOTE: Plaintiff's counsel will serve defendants Notice of Sheriff Sales personally and also serve via certified mail, return receipt requested**);
3. One (1) copy of an Affidavit Pursuant to Rule 3129.1;
4. Five (5) copies of a Long Legal Description;
5. One (1) original Affidavit of Last Known Address;
6. One (1) copy of a Waiver of Watchman;
7. One (1) copy of an Affidavit of Non-Military Service;
8. One (1) original Sheriff Service Form for posting the property with the Handbill;
9. One (1) self-addressed stamped envelope for return of the Sheriff Service Form to our office;
10. **Check in the amount of \$2,000.00, made payable to the Sheriff of Columbia County, for advanced sale costs.**

Please be advised that Plaintiff's counsel will serve the Notices of Sheriff's Sale personally and/or via certified mail with return receipt requested.

Should you have any questions or need further documentation, please feel free to contact me at 614-220-5611 or at PennsylvaniaSale@manleydeas.com.

Very truly yours,

MDK Legal

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

Mortgage Solutions of Colorado, LLC, d/b/a
Mortgage Solutions Financial

Plaintiff,
vs.

Aaron M. Dolena

Defendant.

CIVIL DIVISION

Docket No.: 2024-CV-979

2024 - ED - 109

FILED
PROTHONOTARY
2024 NOV 26 AM 11:53
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA)
) SS
COUNTY OF PHILADELPHIA)

The undersigned attorney does hereby certify that the owner(s) of the property located at 605 Freas Avenue, Berwick, PA 18603 is/are individual(s) known as Aaron M. Dolena, whose last known address(es) are 605 Freas Avenue, Berwick, PA 18603.

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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.

Dated: 11/25/24


Katherine M. Wolf, Esquire (314307)
Meredith H. Wooters, Esquire (307207)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Cristina L. Connor, Esquire (318389)
Ed E. Qaqish, Esquire (309463)
MDK Legal
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611
Fax: 614-220-5613
Email: KMWolf@mdklegal.com
Attorney for Plaintiff

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

Mortgage Solutions of Colorado, LLC, d/b/a
Mortgage Solutions Financial

Plaintiff,

vs.

Aaron M. Dolena

Defendant.

CIVIL DIVISION

Docket No.: 2024-CV-979

FILED
PROTHONOTARY
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CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Dated: 11/25/24


Katherine M. Wolf, Esquire (314307)
Meredith H. Wooters, Esquire (307207)
Kimberly J. Hong, Esquire (74950)
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Fax: 614-220-5613
Email: KMWolf@mdklegal.com
Attorney for Plaintiff

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

Mortgage Solutions of Colorado, LLC, d/b/a
Mortgage Solutions Financial

Plaintiff,
vs.

Aaron M. Dolena

Defendant.

CIVIL DIVISION

Docket No.: 2024-CV-979

All that certain lot, piece or parcel of land situate in Borough of Berwick, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

Lot No. 1502, Beginning at the southwest corner of Lot #1501, this being the second lot west of the line dividing the Jackson's Estate and the old Freas Farm and what is now Berwick Land Improvement Company's Addition to West Berwick, it being located on the north side of Freas Avenue Thence in a westerly direction along Freas Avenue a distance of forty-five (45) feet to corner of Lot #1503; Thence in a northerly direction along Lot # 1503, a distance of one hundred sixty (160) feet to a fifteen (15) foot alley; Thence in an easterly direction along said alley, a distance of forty-five (45) feet to the corner of Lot #1501; Thence in a southerly direction along Lot #1501, a distance of one hundred sixty (160) feet, to the place of Beginning.

Parcel No.: 04C01 04500000

Being the same property conveyed to Aaron M. Dolena, single who acquired title by virtue of a deed from Timie J. Garton n/k/a Timie J. Yacovone, unmarried, dated January 10, 2020, recorded January 13, 2020, at Instrument Number 202000245, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 605 Freas Avenue, Berwick, PA 18603

Exhibit "A"

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

Mortgage Solutions of Colorado, LLC, d/b/a
Mortgage Solutions Financial

Plaintiff,

vs.

Aaron M. Dolena

Defendant.

CIVIL DIVISION

Docket No.: 2024-CV-979

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Property known as 605 Freas Avenue, Berwick, PA 18603

Exhibit "A"

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2024-CV-979
PLAINTIFF: Mortgage Solutions of Colorado, LLC, d/b/a Mortgage Solutions Financial
DEFENDANT(S): Aaron M. Dolena

TYPE OF WRIT
OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**
SERVE AT: 605 Freas Avenue, Berwick, PA 18603

Sir: Please post the Handbill at the mortgaged premises.

Should you have any questions please contact David B. Snider of our office at 614-767-7003

Date of Service: _____ Time: _____

Served upon (if someone other than defendant): _____

Address (if different than as stated above): _____

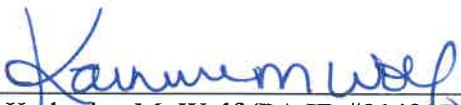
Columbia County Sheriff's Office: _____
Name: _____
Title: _____

Date: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

MDK Legal
Attn: Katherine M. Wolf, Esquire
P. O. Box 165028, Columbus, OH 43216-5028

Dated: 11/25/24

BY: 
Katherine M. Wolf (PA ID #314307)
MDK Legal
P. O. Box 165028, Columbus, OH 43216-5028
Phone: 614-220-5611; Fax: 614-220-5613

For office use only

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV979

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, FEBRUARY 26, 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, piece or parcel of land situate in Borough of Berwick, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

Lot No. 1502, Beginning at the southwest corner of Lot #1501, this being the second lot west of the line dividing the Jackson's Estate and the old Freas Farm and what is now Berwick Land Improvement Company's Addition to West Berwick, it being located on the north side of Freas Avenue Thence in a westerly direction along Freas Avenue a distance of forty-five (45) feet to corner of Lot #1503; Thence in a northerly direction along Lot # 1503, a distance of one hundred sixty (160) feet to a fifteen (15) foot alley; Thence in an easterly direction along said alley, a distance of forty-five (45) feet to the corner of Lot #1501; Thence in a southerly direction along Lot #1501, a distance of one hundred sixty (160) feet, to the place of Beginning.

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Property known as 605 Freas Avenue, Berwick, PA 18603

PROPERTY ADDRESS: 605 FREAS AVENUE, BERWIC, PA 18603

UPI / TAX PARCEL NUMBER: 04C01-4500000

Seized and taken into execution to be sold as the property of AARON DOLENA in suit of MORTGAGE SOLUTIONS OF COLORADO, 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:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 1-614-220-5611

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Manley Deas Kochalski LLC

Pennsylvania Operations, PO Box 165028
Columbus, OH 43216-5028
(614) 220-5611

FIRST MERCHANTS BANK
Columbus, OH 43214
25-280/440

162435

DATE

11/25/2024

AMOUNT

\$2000.00

Pay **Two Thousand dollars and 00 cents*******

to the Order of:

Columbia County Sheriff
35 W. Main Street
PO Box 380
Bloomsburg, PA, 17815



24-014076, 2024-CV-979, Dolena

⑈ 162435⑈ ⑆ 074900657⑆ 9001045366⑈

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