

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
BRETT HOLDREN

Case Number
2024CV158

PROPERTY ADDRESS

402 NORTH 4TH STREET, CATAWISSA, PA 17820

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
04/25/2024	Advance Fee	Advance Fee	253305	\$0.00	\$2,000.00
04/25/2024	Advertising Sale (Newspaper)			\$15.00	\$0.00
04/25/2024	Advertising Sale Bills & Copies			\$17.50	\$0.00
04/25/2024	Crying Sale			\$10.00	\$0.00
04/25/2024	Docketing			\$15.00	\$0.00
04/25/2024	Levy			\$15.00	\$0.00
04/25/2024	Mailing Costs			\$24.00	\$0.00
04/25/2024	Posting Handbill			\$15.00	\$0.00
04/25/2024	Press Enterprise Inc.			\$1,727.15	\$0.00
04/25/2024	Sheriff Automation Fund			\$50.00	\$0.00
04/25/2024	Web Posting			\$100.00	\$0.00
07/02/2024	Continued or Cancelled Sale	Postponed to: 10/30/2024		\$10.00	\$0.00
10/16/2024	Service			\$150.00	\$0.00
10/16/2024	Service Mileage			\$10.00	\$0.00
10/16/2024	Copies			\$5.00	\$0.00
10/16/2024	Notary Fee			\$10.00	\$0.00
10/16/2024	Tax Claim Search			\$15.00	\$0.00
10/16/2024	Surcharge			\$40.00	\$0.00
				\$2,228.65	\$2,000.00

TOTAL BALANCE:	\$(228.65)
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COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffofcolumbiacounty.com

fax

TO: Barb Villarrial

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: ~~October 29, 2024~~

June 3, 2025

RE: Brett Holdren

CC:

Urgent

For Review

Please Comment

Please Reply

Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$228.65.

*K sarcedo @ pkh
EM 11-21-25
pkh com*

TX Result Report

P 1
 10/29/2024 10:25
 Serial No. ACT9011005893
 TC: 87294

Addressee	Start Time	Time	Prints	Result	Note
917172331149	10-29 10:24	00:00:55	000/002	No Ans	ORG

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

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

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

fax

TO: Barb Villarrial FROM: Sheriff Timothy Chamberlain
 FAX: PAGES: 2
 PHONE: DATE: October 29, 2024
 RE: Brett Holdren CC:

Urgent For Review Please Comment Please Reply Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$228.65.

.
PURCELL, KRUG & HALLER
1719 N. FRONT STREET
HARRISBURG, PA 17102
PH: 717-234-4178
FAX: 717-233-1149
.

fax transmittal

To: SHERIFF'S OFFICE

Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

Fax: 570-389-5622

Phone: 570-389-5624

Re: SHERIFFS SALE

BRETT HOLDREN

2024-CV-158

From: Purcell, Krug & Haller

1719 N. Front Street
Harrisburg, PA 17102

Ph: 717-234-4178

Fax: 717-233-1149

BARB VILLARRIAL

Date: October 29, 2024

Pages: 1 PAGE

PROPERTY: 402 NORTH 4TH STREET

Urgent For Review Please Comment Please Reply Please Recycle

Notes PLEASE STAY THE SHERIFF SALE SCHEDULED FOR 10/30/24.

IF THERE IS ANY TROUBLE IN TRANSMISSION PLEASE DIAL THE ABOVE REFERENCED SENDER IMMEDIATELY.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
PENNSYLVANIA HOUSING FINANCE AGENCY

vs.

Defendant
BRETT HOLDREN

Attorney for the Plaintiff:
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102

Sheriff's Sale Date: Wednesday, October 30, 2024
Writ of Execution No. : 2024CV158
Advance Sheriff Costs: \$2,000.00

Location of the real estate: 402 NORTH 4TH STREET, CATAWISSA, PA 17820

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,727.15
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Continued or Cancelled Sale Service	\$10.00
Service Mileage	\$150.00
Distribution Form	\$10.00
Copies	\$25.00
Notary Fee	\$5.00
Tax Claim Search	\$10.00
Surcharge	\$15.00
	\$40.00

Postponed to: 10/30/2024

Total Sheriff Costs \$2,473.65

Municipal Costs

Water \$155.00

Total Municipal Costs \$155.00

Distribution Costs

Recording Fees \$71.75

Total Distribution Costs \$71.75

Grand Total: \$2,700.40

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

PENNSYLVANIA HOUSING FINANCE AGENCY,

Plaintiff

vs.

BRETT HOLDREN,

Defendant

: IN THE COURT OF COMMON PLEAS
:
: COLUMBIA COUNTY, PENNSYLVANIA
:
: CIVIL ACTION - LAW
:
: NO. 2024-CV-158
:
: IN MORTGAGE FORECLOSURE
:
:
:

ORDER GRANTING MOTION TO REASSESS DAMAGES

AND NOW, this 11th day of July 2024, upon consideration of the Motion of The Pennsylvania Housing Finance Agency for Reassessment of Damages, it is,

ORDERED:

That reassessment of damages is granted and Plaintiff's in rem judgment is hereby reassessed to \$200,036.18. **Defendant shall have no personal liability on the within reassessment.**

BY THE COURT:

/s/ Richard W. Knecht

J.

FILED
CLERK OF COURT
2024 JUL 11 AM 10:28
COUNTY OF COLUMBIA, PA

158-24
41-24

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL)	\$15.00
MAILING COSTS	\$ <u>24.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>371.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1727.15</u>
SOLICITOR'S SERVICES	\$150.00
TOTAL *****	\$ <u>2027.15</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>15.00</u>
TOTAL *****		\$	<u>15.00</u>

MUNICIPAL FEES DUE:

SEWER	20	\$	_____
WATER	20	\$	<u>155.00</u>
TOTAL *****		\$	<u>155.00</u>

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

TOTAL COSTS (OPENING BID) \$ 2690.40

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

PA HOUSING FINANCE AGENCY VS BRETT HOLDREN

NO. 41-2024 ED

NO. 158-2024 JD

DATE/TIME OF SALE: OCTOBER 30, 2024

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Email: catwat@ptd.net

September 24, 2024

Timothy T. Chamberlain
Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

RE: PENNSYLVANIA HOUSING FINANCE AGENCY vs. Brett Holdren
Docket # 2024-CV-158, 2024-ED-41

Dear Sheriff Chamberlain:

As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Brett Holdren - 402 North 4th St., Catawissa, PA - **\$155.00**

We understand the property is scheduled for Sheriff's Sale on October 30, 2024.

If you have any questions, please contact me at 570-356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Email: catwat@ptd.net

September 24, 2024

Timothy T. Chamberlain
Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

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Docket # 2024-CV-158, 2024-ED-41

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We understand the property is scheduled for Sheriff's Sale on October 30, 2024.

If you have any questions, please contact me at 570-356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

FILED
CLERK
JUL -5 AM 10:41

PENNSYLVANIA HOUSING FINANCE
AGENCY,

CIVIL ACTION LAW
CASE NO. 2024-CV-158

Plaintiff

VS.

BRETT HOLDREN,

Defendant

NOTICE OF THE DATE OF CONTINUED SHERIFF SALE

THE SHERIFF'S SALE SCHEDULED FOR JULY 31, 2024 @9:00AM IN THE ABOVE CAPTIONED
MATTER HAS BEEN CONTINUED TO OCTOBER 31, 2024 @ 9:00 AM

DATE: JULY 2, 2024

BY



Attorney Leon P. Haller
PURCELL KRUG & HALLER
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178
Attorney ID #15700

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

PENNSYLVANIA HOUSING FINANCE
AGENCY,

Plaintiff

CIVIL ACTION LAW
CASE NO. 2024-CV-158

VS.

BRETT HOLDREN,

Defendant

SHERIFF'S CERTIFICATION OF FILING OF CONTINUED SHERIFF SALE

On this date, July 5, 2024 I filed with the Prothonotary a copy of the Notice of Date of Continued Sheriff's sale in the above captioned matter.

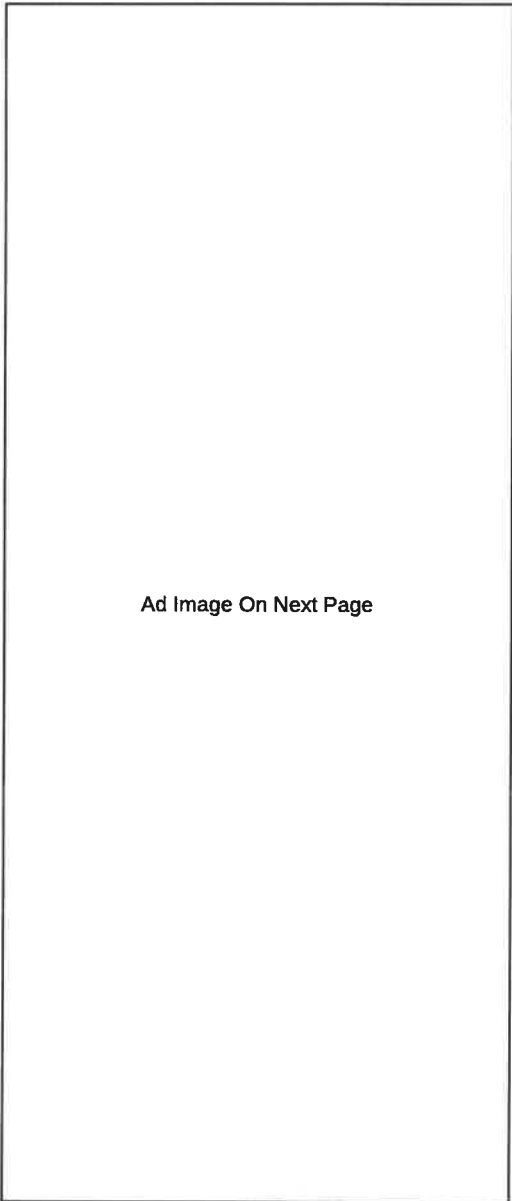
Date Filed: July 9, 2024

By 

Leon P. Haller
Attorney for Plaintiff
PURCELL KRUG & HALLER
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178
Attorney ID #15700

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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



Ad Image On Next Page

Ad Text: Holdren Sale
Date(s) Published: 07/10/2024, 07/17/2024, 07/24/2024

[Handwritten signature]

Sworn and subscribed to before me
this 25 day of July 2024.

[Handwritten signature: Shawn H. Stair]

(Notary Public)

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

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

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

PRESS ENTERPRISE Classifieds reaches over 21,000 print readers every day plus 66,500 unique visitors to our website monthly.

classifieds

MONDAY MARKETPLACE ADS

FREE TO PRINT AND ONLINE. 1500 CH 1500
ADS MUST BE SUBMITTED ONLINE AT:
pressenterpriseonline.com
press@pressenterpriseonline.com
Call Classifieds + 3. Call PLACEMAN AD + 3. Fill in your ad.

DRIVE-THRU HOURS:

M-F 9:00am-3:00pm
Our Drive-Off Bus at the Drive-Thru is available 24/7
MISSED PAPER?
Call our Customer Service Team at 570-672-6200, 1 by 1 Only.

PLACING CLASSIFIED ADS

annual classifieds@pressenterprise.net
pressenterpriseonline.com
Call 570-784-6151, Monday-Friday, 9am-5pm

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV330

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

WEDNESDAY, JULY 31, 2024
9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF FURNACE ROAD (NOW NINTH STREET) AND THE EXTENSION OF CATHERINE STREET (EASTWARD) ALONG THE EAST SIDE OF CATHERINE STREET AFORESAID ONE HUNDRED TWENTYFOUR FEET AND FOUR TENTHS TO AN ALLEY/TRENCH EASTWARD ALONG THE NORTH SIDE OF SAID ALLEY FIFTYONE FEET AND FIVE TENTHS TO A CORNER/TRENCH NORTHWARD AND PARALLEL WITH CATHERINE STREET AFORESAID ONE HUNDRED TWENTYFOUR FEET AND FOUR TENTHS TO THE SOUTH SIDE OF FURNACE ROAD (NOW NINTH STREET); THENCE WESTWARD ALONG THE SOUTH SIDE OF NINTH STREET, FIFTYONE AND FIVE TENTHS TO THE CORNER OF CATHERINE STREET, THE PLACE OF BEGINNING; WHEREON IS ERECTED A FRAME DWELLING HOUSE AND GARAGE.

BEING THE SAME PREMISES which Thomas M. Moore, now known as Thomas M. Hughes, his Wife, by Deed dated 6/10/2021 and recorded in the Office of the Recorder of Deeds of Columbia County on 6/25/2021 in Instrument No. 202106334, granted and conveyed unto the Sheriff, being known as 201 East 9th Street, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling
PARCEL # 05E-021 1600

PROPERTY ADDRESS: 201 EAST 9TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-02-1600

Seized and taken into execution to be sold as the property of GETH A. MCCLOUGHAN in suit of PENNYMAC LOAN SERVICES 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 POWERS KIRN, LLC Columbia County, Pennsylvania TREVISO, PA

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV1343

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

WEDNESDAY, JULY 31, 2024
9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE NORTHERLY SIDE OF BRITAIN STREET AT CORNER OF LOT NUMBER TWO HUNDRED (200) THENCE IN AN EASTERLY DIRECTION ALONG BRITAIN STREET A DISTANCE OF FORTYFOUR (44) FEET TO CORNER OF LOT NUMBER TWO HUNDRED TWO (202), THENCE IN A NORTHERLY DIRECTION ALONG LINE OF LOT NUMBER TWO HUNDRED TWO (202) A DISTANCE OF ONE HUNDRED AND SEVENTYSEVEN AND ONEHALF (157 1/2) FEET TO A FIFTEEN (15) FOOT ALLEY, THENCE IN A NORTHERLY DIRECTION ALONG THE SAID ALLEY A DISTANCE OF FORTYSIX (46) FEET, MORE OR LESS, TO CORNER OF LOT NUMBER TWO HUNDRED (200) AFORESAID; THENCE IN A NORTHERLY DIRECTION ALONG LINE OF LOT NUMBER TWO HUNDRED (200) A DISTANCE OF ONE HUNDRED AND SEVENTY (170) FEET TO THE NORTHERLY SIDE OF BRITAIN STREET AFORESAID; THE PLACE OF BEGINNING, BEING LOT NO. TWO HUNDRED AND ONE (201) OF THE BERWICK LAND & IMPROVEMENT COMPANY'S ADDITION TO BRITAIN STREET, BEING PART OF WHAT WAS FORMERLY KNOWN AS THE BRITAIN FARM

Parcel No. 04D05-189-000

BEING THE SAME PREMISES which JENNIFER E. BUCHINO AND THOMAS BUCHINO, JR. WIFE AND HUSBAND, AND CHRISTINE A. HERNANDEZ AND ELVIN HERNANDEZ, WIFE AND HUSBAND, by Deed dated 06/25/2007 and recorded in the Office of the Recorder of Deeds of Columbia County on 06/27/2007 at Book/Page or Instrument #200706540 granted and conveyed unto JESSE W. TITUS

PROPERTY ADDRESS: 1543 BRITAIN STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D05-189-000

Seized and taken into execution to be sold as the property of JESSE TITUS in suit of TOWD POINT MORTGAGE TRUST.

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 & HARRIS, PC Columbia County, Pennsylvania WARRINGTON, PA 1-215-572-8111

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV158

WEDNESDAY, JULY 31, 2024
9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN MESSAGE, TRONEMANT and tract of land situate in the Borough of Catawissa, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to WIT:

BEGINNING at an iron pin corner in lands now or formerly of James (reman and on the Easterly side of Fourth Street; thence by line of road now or formerly of the Township of South Fifty (50) degrees thirty (30) minutes East, one hundred (100) feet to an iron pin on the Northernly side of State Highway No. 242 leading from Bloomsburg; thence by same, South, Fifty (50) degrees West, one hundred seven (170) feet to an iron pin in the intersection of State Highway and Juggess thirty (30) minutes West, eleven and two hundredths (1 1/2) feet to an iron pin on the Easterly side of Fourth Street; thence by the same, North, thirty (30) degrees thirty (30) minutes East, one hundred sixty (160) feet to the place of beginning, Containing 0.2 acre. This description was prepared from a draft of Howard Fetterolf, R.E., dated November 1, 1935.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, terms, conditions, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 402 NORTH 4TH STREET, CATAWISSA, PA 17820

PARCEL ID NO. # 08 04 0800000

BEING THE SAME PREMISES which Warren Jesse Kercher, by Deed dated January 24, 2023 and recorded February 9, 2023, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, instrument No. 2023-09897, granted and conveyed unto Brett Holdren.

TO BE SOLD AS THE PROPERTY OF BRETT HOLDREN UNDER COLUMBIA COUNTY JUDGMENT NO. 2024-CV-157.

PROPERTY ADDRESS: 402 NORTH 4TH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08 04 0800000

Seized and taken into execution to be sold as the property of BRETT HOLDREN in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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 HARRIS, KRUG & HALLER Columbia County, Pennsylvania HARRISBURG, PA 1-717-234-4178

LOOKING FOR A SIDE HUSTLE? WANT TO BE YOUR OWN BOSS?
Press Enterprise is looking for reliable independent contractors for delivery of our daily newspaper.

MOTOR ROUTES AVAILABLE NOW!
Millerton - 80 Customers Daily - APPROX 23 miles daily - approx. 1 hr daily \$280.00/month
Contact District Manager: RICH PINTERICH: 570-441-5913

N. Centre Twp/Berwick: 118 Customers Daily
APPROX 30 miles daily - approx. 1.5 hr daily
Contact District Manager: RICH PINTERICH: 570-441-5913

*All routes listed above could easily be delivered by one person.
*We would prefer to give all routes listed to one carrier!

Must be at least 18 years old.
Must have reliable transportation/valid driver's license/current auto insurance

Independent contractors receive a 1080 at year-end.
Press Enterprise carries proudly deliver 7 days per week. Carriers are responsible for fueling & maintaining their personal vehicles. All available routes are currently being delivered by long-term, reliable carriers. New contractors will benefit from starting on well-maintained routes.

PRESS ENTERPRISE
YOUR Local Community News Since 1902
pressenterpriseonline.com

HEARING NOTICE

Brier Creek Township Zoning Hearing Board

NOTICE is hereby given that on Thursday, August 1, 2024, at 8:00 P.M., the BRIER CREEK TOWNSHIP ZONING HEARING BOARD will be holding a Public Hearing at the Brier Creek Township Municipal Building, 150 Municipal Road, Berwick, PA 18603, for the purpose of considering the following applications and issues:

HEARING NO. 1:

Application of Falgouty Farms LP, for an appeal of a violation notice of the Brier Creek Township Zoning Ordinance, as follows:

1. Article IV, Section 404.1, relative to regulations applicable to conditional use standards of property located in the Agricultural District (A).

The applicant has been cited with operating a contract for a yard and/or storage yard on the subject property without a permit. The subject property is located at 452-458 Cemetery Road, Berwick, PA 18603.

HEARING NO. 2:

Application of Falgouty Farms LP, for special exception under the Brier Creek Township Zoning Ordinance, as follows:

1. Article IV, Section 404.2, relative to regulations applicable to use standards of property, where the use is not specified in the zoning ordinance.

The applicant is using the subject property for storage of materials, such as logs, stone and millings, and claims that the use is consistent with other permitted uses in the Agricultural District (A). The subject property is located at 452-458 Cemetery Road, Berwick, PA 18603.

HEARING NO. 3:

Application of James Bannon, for a variance) under the Brier Creek Township Zoning Ordinance, as follows:

1. Article IV, Section 404, relative to regulations applicable to use standards of property located in the Agricultural District (A).

The applicant proposes to use an existing structure on the subject property to operate an automotive inspection station. The subject property is located along 133 Red Rock Road, Berwick, PA 18603.

Kevin Terrill, Esquire
Solicitor Brier Creek Township ZIB
Phone: 457-672-6200
Email: terrill@briercreekpa.com

Public Notices

HEARING NOTICE

The Bloomsburg Board will hold a Public Hearing on Thursday, August 8, 2024 at 6:00 P.M. in the Council Chambers, Bloomsburg Town Hall, Bloomsburg, PA to review and possibly take action on a proposed hearing for the following:

1. The application for a variance submitted by David and Penny Gensinger and James and Susan Klin for the property located at 874 Park Street, Bloomsburg, PA. For relief from Ordinance 1055, Chapter 27, Part 8, Section 27-805 Extension, Expansion and Enlargements in the MX2 Mixed Use 2 District.
2. The application for a Special Exception submitted by David and Penny Gensinger and James and Susan Klin for the property located at 874 Park Street, Bloomsburg, PA. For relief from Ordinance 1055, Chapter 27, Part 8, Section 27-805 Extension, Expansion and Enlargements in the MX2 Mixed Use 2 District.

Any person with a disability requiring special accommodation to attend the meeting/hearing should contact the Town Hall at 570-784-7103 no later than five business days prior to the meeting/hearing. Every effort will be made to provide reasonable accommodation.

Mike Helton
Code/Zoning Enforcement Officer
Town of Bloomsburg

DOG BATHER

For grooming salon. Part-Time. Will train. Email resume to: nat@natstobathgrooming.com

MAK WINN AUCTIONS LLC JULY 24 @ 5PM

34 Park School Rd, Milville, PA 17246
FURNITURE/HOUSEHOLD COLLECTIBLES
Antiques, Collectibles, Furniture, Carcass, Coin, Mirrors, Tools, etc.
NO BUYERS PREMIUM
Check Auctions on FB for pictures and full listing
Max Winn 570-441-6467, 200505038

PUBLIC AUCTION THURSDAY JULY 25 @ 6:00PM

1003 E 3RD ST. (RT. 53), HESCOPECK 18636
Antiques, Collectibles, Furniture, Carcass, Coin, Mirrors, Tools, Depression Glass, Primitives, Quilts, Hatterman Dairy Milk Bottles, Hobbit, Primitives, Tools, Toys and more
Plus # www.auctionpost.com #15213
Bon Berger Auctions All 5813
Call or text Ron @ 810-573-1874

PUBLIC AUCTION SATURDAY JULY 27 @ 6:00PM

1003 E 3RD ST. (RT. 53), HESCOPECK 18636
Antiques, Collectibles, Furniture, Carcass, Coin, Mirrors, Tools, Depression Glass, Primitives, Quilts, Hatterman Dairy Milk Bottles, Hobbit, Primitives, Tools, Toys and more
Plus # www.auctionpost.com #15213
Bon Berger Auctions All 5813
Call or text Ron @ 810-573-1874

AUCTION FRI AUG 2ND @ 5:00PM

81 Teaberry Road, Muncy, Pa 17756
Antiques/Furniture/Collectibles/Farm-Tools
auctiions.com # 12797
Brown Auction Service 570-284-7819
Muncy Pa. Lic# AU000544

AUCTION SAT. AUG 3RD @ 2:00PM

81 Teaberry Road, Muncy, Pa 17756
All consignments
auctiions.com # 12797
Brown Auction Service 570-284-7819
Muncy Pa. Lic# AU000544

PUBLIC AUCTION SAT, AUG 24th @ 9:05 AM

305 Eckrodt Rd., Bloomsburg, PA 17815
REAL ESTATE 12:00 NOON
www.auctionpost.com #16657
KNECAT AUCTIONS LLC 570-784-1011 AY002251

COUNCIL CUP CONSIGNMENT AUCTION SAT, SEP. 7, 2024

Opens 8 AM, Begins 8:30 AM
56 Lukes Lane, Wyallopington, PA 18680
NOW ACCEPTING ITEMS
Auctioneer: Scott Spensberg, BA000576
For info call: 478-01447

WANTED

MP Metals
Clean Copper \$3.40 to \$2.55
Clean Brass \$2.25 to \$1.90
Cans 60¢
Clean Alum. 50¢
Stainless... 32¢
Iron, Steel, Tin & Cans \$
\$6.00

Industrial Ref of Service
6am-4pm
Sat. 8-Noon
570-784-2378
Rt. 11 Berwick, PA

Jobs

EXPERIENCED DIESEL MECHANIC
Full Time
Hourly Wage
Paid Holidays
Health Insurance

Apply in Person
KEVIN RYMAN INC
520 Berwick/
Haddon Highway
Nesqueh, PA 18825

General

BULLDOZER OPERATOR

Experienced, Part-Time. Work available April thru November in local soil pit. Contact John 570-822-1545

General

MASONRY LABOR

Will train. Must have valid driver's license. Comfortable working on scaffolding 8 hours. Call 570-789-2572

Healthcare

MARTINSTEIN HOME CARE
Now Hiring Certified Nurse Assistants
Bloomsburg Area
570-359-2436
Call 570-822-1545

Work Wanted

NEW BOLLAR PULL FOR JUNK VEHICLES
HEAVY EQUIPMENT
Heavy Trail Truck Sales
Call 570-299-2000

AUCTION CALENDAR

MAX WINN AUCTIONS LLC JULY 24 @ 5PM
34 Park School Rd, Milville, PA 17246
FURNITURE/HOUSEHOLD COLLECTIBLES
Antiques, Collectibles, Furniture, Carcass, Coin, Mirrors, Tools, etc.
NO BUYERS PREMIUM
Check Auctions on FB for pictures and full listing
Max Winn 570-441-6467, 200505038

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Antiques/Furniture/Collectibles/Farm-Tools
auctiions.com # 12797
Brown Auction Service 570-284-7819
Muncy Pa. Lic# AU000544

AUCTION SAT. AUG 3RD @ 2:00PM
81 Teaberry Road, Muncy, Pa 17756
All consignments
auctiions.com # 12797
Brown Auction Service 570-284-7819
Muncy Pa. Lic# AU000544

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REAL ESTATE 12:00 NOON
www.auctionpost.com #16657
KNECAT AUCTIONS LLC 570-784-1011 AY002251

COUNCIL CUP CONSIGNMENT AUCTION SAT, SEP. 7, 2024
Opens 8 AM, Begins 8:30 AM
56 Lukes Lane, Wyallopington, PA 18680
NOW ACCEPTING ITEMS
Auctioneer: Scott Spensberg, BA000576
For info call: 478-01447

Garced, Kiersten

From: Sarah Klingaman <sklingaman@columbiapa.org>
Sent: Tuesday, July 09, 2024 3:17 PM
To: Garced, Kiersten
Subject: RE: NOTICE OF CONTINUED SHERIFF SALE FILED W/PROTHY & SHERIFF CERTIFICATION NO. 2024-CV-158 HOLDREN

Thank you I will let the Sheriff know.

From: Garced, Kiersten <Kgarced@PKH.com>
Sent: Tuesday, July 9, 2024 2:46 PM
To: Sarah Klingaman <sklingaman@columbiapa.org>
Subject: NOTICE OF CONTINUED SHERIFF SALE FILED W/PROTHY & SHERIFF CERTIFICATION NO. 2024-CV-158 HOLDREN

Good Afternoon~

Please see the attached.

Please confirm receipt.

Thanks so much!

Kiersten B. Garced 

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
Phone: (717)-234-4178
Fax: (717)-233-1149

The foregoing message may be protected by the attorney-client privilege. If you believe it has been sent to you in error, please reply to the sender that you have received the message in error, and then delete it. Thank you.

The information in this Email is confidential and may be legally privileged. It is intended solely for the named recipient. Access to this Email by anyone else is unauthorized. If you are not the intended recipient or the employee or agent responsible for delivering the message to the recipient named, please note that any use, disclosure, copying, distribution of this Email or any action taken or omitted to be taken in reliance on it is prohibited. If you are not the intended recipient, please inform us by returning a copy of the Email with the subject line marked "wrong address" and then deleting the Email, and any attachments and any copies of it. Opinions, conclusions and other information in this message that do not relate to the official business of this firm shall be understood as neither given nor endorsed by it.

. PURCELL, KRUG & HALLER
. 1719 N. FRONT STREET
. HARRISBURG, PA 17102
. PH: 717-234-4178
. FAX: 717-233-1149
. .

fax transmittal

To: SHERIFF'S OFFICE

Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

From: Purcell, Krug & Haller

1719 N. Front Street
Harrisburg, PA 17102
Ph: 717-234-4178
Fax: 717-233-1149

Fax: 570-389-5622

Phone: 570-389-5624

Re: SHERIFFS SALE

BRETT HOLDREN

2024-CV-158

KIERSTEN GARCED

Date: July 2, 2024

Pages: 1 PAGE

PROPERTY: 402 NORTH 4TH STREET

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 07/31/24 TO THE NEXT SALE DATE OF 10/30/24

IF THERE IS ANY TROUBLE IN TRANSMISSION PLEASE DIAL THE ABOVE REFERENCED SENDER IMMEDIATELY.

PENNSYLVANIA HOUSING FINANCE AGENCY,

Plaintiff

vs.

BRETT HOLDREN,

Defendant

: IN THE COURT OF COMMON PLEAS
:
: COLUMBIA COUNTY, PENNSYLVANIA
:
: CIVIL ACTION - LAW
:
: NO. 2024-CV-158
:
: IN MORTGAGE FORECLOSURE
:
:
:

ORDER GRANTING MOTION TO REASSESS DAMAGES

AND NOW, this 11th day of July 2024, upon consideration of the Motion of The Pennsylvania Housing Finance Agency for Reassessment of Damages, it is,

ORDERED:

That reassessment of damages is granted and Plaintiff's in rem judgment is hereby reassessed to \$200,036.18. **Defendant shall have no personal liability on the within reassessment.**

BY THE COURT:

/s/ Richard W. Knecht

J.

FILED
CLERK
2024 JUL 11 AM 10:28
COURTY OF COM. PLEAS, PA

• PURCELL, KRUG & HALLER
• 1719 N. FRONT STREET
• HARRISBURG, PA 17102
• PH: 717-234-4178
• FAX: 717-233-1149
•

fax transmittal

To: SHERIFF'S OFFICE

Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

From: Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
Ph: 717-234-4178
Fax: 717-233-1149

Fax: 570-389-5622

Phone: 570-389-5624

Re: SHERIFFS SALE

BRETT HOLDREN

2024-CV-158

KIERSTEN GARCED

Date: July 9, 2024

Pages: 3 PAGES

PROPERTY: 402 NORTH 4TH STREET

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

Notes PLEASE SEE THE ATTACHED FILED NOTICE OF CONTINUED SHERIFF SALE AND SHERIFFS CERTIFICATION.

IF THERE IS ANY TROUBLE IN TRANSMISSION PLEASE DIAL THE ABOVE REFERENCED SENDER IMMEDIATELY.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

PENNSYLVANIA HOUSING FINANCE
AGENCY,

Plaintiff

CIVIL ACTION LAW
CASE NO. 2024-CV-158

VS.

BRETT HOLDREN,

Defendant

SHERIFF'S CERTIFICATION OF FILING OF CONTINUED SHERIFF SALE

On this date, July 5, 2024 I filed with the Prothonotary a copy of the Notice of Date of Continued Sheriff's sale in the above captioned matter.

Date Filed: July 9, 2024

By 

Leon P. Haller
Attorney for Plaintiff
PURCELL KRUG & HALLER
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178
Attorney ID #15700

FILED
CLERK OF COURT

2024 JUL -5 AM 10:41

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

COLUMBIA COUNTY, PA

PENNSYLVANIA HOUSING FINANCE
AGENCY,

Plaintiff

CIVIL ACTION LAW
CASE NO. 2024-CV-158

VS.

BRETT HOLDREN,

Defendant

NOTICE OF THE DATE OF CONTINUED SHERIFF SALE

THE SHERIFF'S SALE SCHEDULED FOR JULY 31, 2024 @9:00AM IN THE ABOVE CAPTIONED
MATTER HAS BEEN CONTINUED TO OCTOBER 31, 2024 @ 9:00 AM

DATE: JULY 2, 2024

BY



Attorney Leon P. Haller
PURCELL KRUG & HALLER
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178
Attorney ID #15700

• PURCELL, KRUG & HALLER
• 1719 N. FRONT STREET
• HARRISBURG, PA 17102
• PH: 717-234-4178
• FAX: 717-233-1149
•

fax transmittal

To: SHERIFF'S OFFICE

Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

From: Purcell, Krug & Haller

1719 N. Front Street
Harrisburg, PA 17102
Ph: 717-234-4178
Fax: 717-233-1149

Fax: 570-389-5622

Phone: 570-389-5624

Re: SHERIFFS SALE

BRETT HOLDREN

2024-CV-158

KIERSTEN GARCED

Date: July 2, 2024

Pages: 1 PAGE

PROPERTY: 402 NORTH 4TH STREET

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 07/31/24 TO THE NEXT SALE DATE OF 10/30/24

IF THERE IS ANY TROUBLE IN TRANSMISSION PLEASE DIAL THE ABOVE REFERENCED SENDER IMMEDIATELY.

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Email: catwat@ptd.net

June 24, 2024

Timothy T. Chamberlain
Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

RE: PENNSYLVANIA HOUSING FINANCE AGENCY vs. Brett Holdren
Docket # 2024-CV-158, 2024-ED-41

Dear Sheriff Chamberlain:

As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Brett Holdren - 402 North 4th St., Catawissa, PA - \$155.00

We understand the property is scheduled for Sheriff's Sale on July 31, 2024.

If you have any questions, please contact me at 570-356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

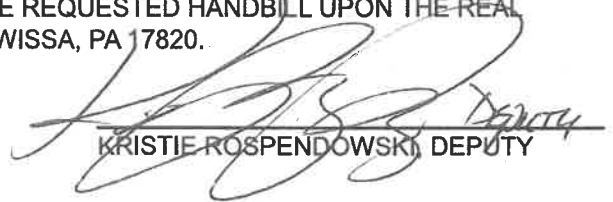


PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
BRETT HOLDREN

Case Number
2024CV158

SHERIFF'S RETURN OF SERVICE

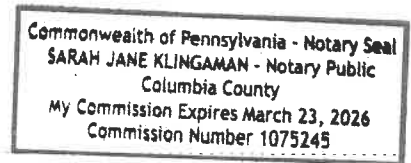
06/18/2024 DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 402 NORTH 4TH STREET, CATAWISSA, PA 17820.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 19, 2024



NOTARY

Affirmed and subscribed to before me this

19TH day of JUNE, 2024



Plaintiff Attorney: PURCELL KRUG & HALLER, 1719 NORTH FRONT STREET, HARRISBURG, PA 17102

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
HOLDREN, BRETT

Case Number
2024CV158

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	41
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/31/2024 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	402 NORTH 4TH STREET CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:	FRONT DOOR		
Relation:			
Date:	6/18/24	Time:	1940
Deputy:	4	Mileage:	

Attorney / Originator:

Name:	PURCELL, KRUG & HALLER	Phone:	717-234-4178
-------	------------------------	--------	--------------

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2024CV158

402 NORTH 4TH STREET, CATAWISSA, PA 17820

NO EXPIRATION

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

BRETT HOLDREN,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2024-CV-158

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 5/15/2024, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendant/s herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendant/s by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

BRETT HOLDREN
402 NORTH 4TH STREET
CATAWISSA, PA 17820

BRETT HOLDREN
18 WEST 8TH AVENUE
SHAMOKIN DAM, PA 17876

Pennsylvania Housing Finance Agency
211 N. Front Street
PO Box 8029
Harrisburg, PA 17105-8029

PA Department of Revenue
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601

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

TENANT/OCCUPANT
402 NORTH 4TH STREET
CATAWISSA, PA 17820

By 
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

LAW OFFICES

Purcell, Krug & Haller

LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINEKA
KATIE M. HOUSMAN

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-7512

HOWARD B. KRUG
(Retired)

JOHN W. PURCELL (1924-2009)

BRETT HOLDREN
402 NORTH 4TH STREET
CATAWISSA, PA 17820

BRETT HOLDREN
18 WEST 8TH AVENUE
SHAMOKIN DAM, PA 17876

Pennsylvania Housing Finance Agency
211 N. Front Street
PO Box 8029
Harrisburg, PA 17105-8029

PA Department of Revenue
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601

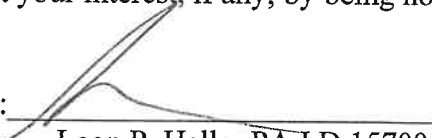
Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

TENANT/OCCUPANT
402 NORTH 4TH STREET
CATAWISSA, PA 17820

NOTICE IS HEREBY GIVEN to the Defendant/s in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: 
Leon P. Haller PA I.D.15700
Attorney for Plaintiff

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

BRETT HOLDREN,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2024-CV-158
2024-ED-41

IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: July 31, 2024

TIME: 9:00 A.M., local time

LOCATION: Columbia County Courthouse
35 West Main Street, Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly 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 DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**402 NORTH 4TH STREET
CATAWISSA, PA 17820**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2024-CV-158

JUDGMENT AMOUNT \$186,567.06

THE NAMES OF THE OWNER(S) OR REPUTED OWNER(S) of this property:

BRETT HOLDREN

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

North Penn Legal Services - 168 East 5th Street - Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within 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 the within 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 - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street, Harrisburg, PA 17102
(717) 234-4178

ALL THAT CERTAIN message, tenement and tract of land situate in the Borough of Catawissa, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner in lands now or formerly of James Troutman and on the Easterly side of Fourth Street; thence by line of land now or formerly of James Troutman, South fifty-five (55) degrees thirty (30) minutes East, one hundred (100) feet to an iron pin on the Northerly side of State Highway No. 242 leading from Bloomsburg; thence by same, South sixty (60) degrees West, one hundred seventy-nine (179) feet to an iron pin in the intersection of State Highway and Fourth Street; thence along the intersection, North fifty-three (53) degrees thirty (30) minutes West, eleven and five hundredths (11.05) feet to an iron pin on the Easterly side of Fourth Street; thence by the same, North thirty (30) degrees thirty (30) minutes East, one hundred sixty (160) feet to the place of beginning. Containing 0.2 acre.

This description was prepared from a draft of Howard Fetterolf, R.E., dated November 18, 1958.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 402 NORTH 4TH STREET, CATAWISSA, PA 17820

PARCEL ID NO. # 08 04 00800000

BEING THE SAME PREMISES WHICH Warren Jesse Karcher, by Deed dated January 24, 2023 and recorded February 3, 2023, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, Instrument No. 2023-00987, granted and conveyed unto Brett Holdren.

TO BE SOLD AS THE PROPERTY OF BRETT HOLDREN UNDER COLUMBIA COUNTY JUDGMENT NO. 2024-CV-157.

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2222 7061 30

Certified Mail Fee	\$ 4.40
Return Receipt (Hardcopy)	\$ 3.65
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 1.64
Total Postage and Fees	\$ 8.69



Sent to: BRETT HOLDREN
 402 NORTH 4TH STREET
 CATAWISSA, PA 17820

Reference Information

MSH --- NOS 7/31/24 SS

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2222 7061 29

Certified Mail Fee	\$ 4.40
Return Receipt (Hardcopy)	\$ 3.65
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$.64
Total Postage and Fees	\$ 8.69



Sent to: BRETT HOLDREN
 18 WEST 8TH AVENUE
 SHAMOKIN DAM, PA 17876

Reference Information

MSH --- NOS 7/31/24 SS

PENNSYLVANIA HOUSING FINANCE AGENCY v. BRETT HOLDREN
Columbia County Sale

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:



One piece of ordinary mail addressed to:
BRETT HOLDREN
402 NORTH 4TH STREET
CATAWISSA, PA 17820

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:



One piece of ordinary mail addressed to:
BRETT HOLDREN
18 WEST 8TH AVENUE
SHAMOKIN DAM, PA 17876

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:



One piece of ordinary mail addressed to:
Pennsylvania Housing Finance Agency
211 N. Front Street
PO Box 8029
Harrisburg, PA 17105-8029

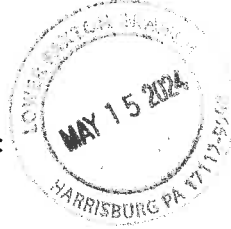
Postmark:



U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:



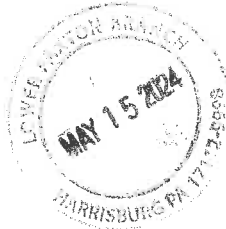
One piece of ordinary mail addressed to:
PA Department of Revenue
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:



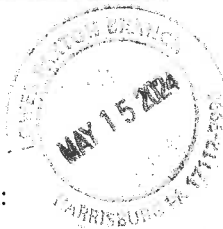
One piece of ordinary mail addressed to:
Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

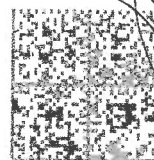
Received from:
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:



One piece of ordinary mail addressed to:
TENANT/OCCUPANT
402 NORTH 4TH STREET
CATAWISSA, PA 17820

Postmark:




US POSTAGE PAID PITNEY BOWES
ZIP 17102 \$ 001.71⁰
02 4W
0000375440

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.

Submitted by: Plaintiff

Signature: 

Name: Leon P. Haller, Esquire

Attorney No: 15700

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

BRETT HOLDREN,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2024-CV-158

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 5/15/2024, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendant/s herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendant/s by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

BRETT HOLDREN
402 NORTH 4TH STREET
CATAWISSA, PA 17820

BRETT HOLDREN
18 WEST 8TH AVENUE
SHAMOKIN DAM, PA 17876

Pennsylvania Housing Finance Agency
211 N. Front Street
PO Box 8029
Harrisburg, PA 17105-8029

PA Department of Revenue
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601

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

TENANT/OCCUPANT
402 NORTH 4TH STREET
CATAWISSA, PA 17820

By 
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

SHERIFF'S OFFICE OF SNYDER COUNTY

John A. Zechman
Sheriff

Lucas Bingman
Chief Deputy

Melissa S. Lobos
Solicitor

Catherine Reid
Real Estate Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
BRETT HOLDREN

Case Number
2024-ED-41



DEPOSIT RECEIPT



Printed: 4/29/2024 12:59:37PM

Receipt No: 4673

Date: 04/29/2024

Type: Civil Action

Paid By: PURCELL, KRUG & HALLER

Check No:	Check Date:	Description:	Deposit Amount:
253336	04/24/2024	Advance Fee	\$75.00

738

SHERIFF OF SNYDER COUNTY
9 W MARKET ST
MIDDLEBURG, PA 17842

FULTON BANK N.A.
60-142/313

03 May 2024

PAY TO THE ORDER OF **PURCELL, KRUG & HALLER** \$ **30.00**

THIRTY AND XX / 100 ***** DOLLARS

PURCELL, KRUG & HALLER

MEMO

AUTHORIZED SIGNATURE *Catherine Reid*

⑈000738⑈ ⑆031301422⑆ 0092699474⑈

Origin: Foreign County Columbia

Received by:

Snyder 9 West Market Street PO Box 217 Middleburg PA 17842 (570) 837-3311 (570) 837-0168 (fax)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
HOLDREN, BRETT

Case Number
2024CV158

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	41
Manner:	Deputize	Expires:	
Notes:	SALE DATE & TIME: 07/31/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BRETT HOLDREN
Primary Address:	18 WEST 8TH AVENUE SHAMOKIN DAM, PA 17876
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:	PURCELL, KRUG & HALLER	Phone:	717-234-4178
--------------	------------------------	---------------	--------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Notes / Special Instructions:

Now, April 25, 2024 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Snyder County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

HOLDREN, BRETT

2024CV158

18 WEST 8TH AVENUE, SHAMOKIN DAM, PA 17876

NO EXPIRATION

SHERIFF'S OFFICE OF SNYDER COUNTY

John A. Zechman
Sheriff

Lucas Bingman
Chief Deputy

Melissa S. Lobos
Solicitor

Catherine Reid
Real Estate Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
BRETT HOLDREN (et al.)

Case Number
2024-ED-41

SHERIFF'S RETURN OF SERVICE

05/02/2024 12:50 PM - DEPUTY KAYLIN KLINGLER, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THE COMPLAINT IN MORTGAGE FORECLOSURE (CIMF) WAS SERVED PERSONALLY TO BRETT HOLDREN AT 18 W 8TH AVE, SHAMOKIN DAM, PA 17876.

Kaylin Klingler
KAYLIN KLINGLER, DEPUTY

SO ANSWERS,

John A. Zechman
JOHN A. ZECHMAN, SHERIFF

May 03, 2024

COSTS

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
04/29/2024	Advance Fee	Advance Fee	253336	\$0.00	\$75.00
04/29/2024	Docket & Return			\$9.00	\$0.00
04/29/2024	Service			\$9.00	\$0.00
05/03/2024	Notary Fee			\$5.00	\$0.00
05/03/2024	Postage			\$2.00	\$0.00
05/03/2024	Mileage			\$20.00	\$0.00
05/03/2024	Refund			\$30.00	\$0.00
				\$75.00	\$75.00
BALANCE:					\$0.00

NOTARY

Affirmed and subscribed to before me this

3RD day of MAY, 2024

Commonwealth of Pennsylvania - Notary Seal
Catherine A. Reid, Notary Public
Snyder County
My commission expires July 29, 2025
Commission number 1215938

Catherine Reid

Restricted Information
Please Configure/Install Zebra ZD411 printer to use with COARS upon receipt
Dymo Printer will not be supported for COARS after July 15th, 2024



Detail COA Information

Home Logout

Back New Search

Current COA Information (PAD)

Exclude COA

Move Type: IT Request: Modified Effective Date: 12/22/2023 Orig Trans: 2335824190001480 Created On: 12/24/2023 Primary: HOLD402
 Temporary Date: 06/24/2024 Mod Trans: 2335990010361460 Last Update: 12/25/2023

Name: HOLDREN BRETT W
 Old Addr: 402 N 4TH ST; CATAWISSA PA 17820-1008-00 Old CRID: C001
 New Addr: 18 W 8TH AVE; SHAMOKIN DAM PA 17876-9218 New CRID: R010

Label Print: 3982 Old Addr New Addr

COARS History Record 1

Move Type: IT Primary: HOLD402
 Request: Modified
 Change In Person
 Reason: Identity Verified Maint. Function: Modified

Effective Date: 12/22/2023 Temporary Date: 06/24/2024
 Orig Trans : 2335824190001480 Mod Trans: 2335990010361460
 Created On: 12/24/2023 11:38 Last Update: 12/25/2023
 Status: Active
 Last modified by: UCOA
 Machine ID: 2419
 Name: HOLDREN BRETT W
 Old CRID: C001
 Old 402 N 4TH ST
 Address: CATAWISSA PA 17820-1008-00
 New CRID: R010
 New 18 W 8TH AVE
 Address: SHAMOKIN DAM PA 17876-9218
 Next Move: Full Last Name Primary Address Reduced Address

No Image Available

COARS History Record 2

Move Type: IT Request: Added Effective Date: 12/22/2023 Orig Trans: 2335824190001480 Created: 12/24/2023 11:38 Primary: HOLD402
 Temporary Date: 06/24/2024 Updated: 12/24/2023

Status: Active Last modified by: A703 Machine ID: 2419
 Name: HOLDREN BRETT W
 Old Addr: 402 N 4TH ST; CATAWISSA PA 17820-1008-02 Old CRID: C001
 New Addr: 18 W 8TH AVE; SHAMOKIN DAM PA 17876-9218-18 New CRID: R010
 Next Move: Full Last Name Primary Address Reduced Address

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
HOLDREN, BRETT

Case Number
2024CV158

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	41
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 07/31/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS In Berwick		
	@18 W. 8 th Ave. Shamokin Dam Pa. 17876		

Serve To:

Name:	BRETT HOLDREN / Any one there
Primary Address:	402 NORTH 4TH STREET CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted <u>Other</u>
Adult In Charge:	
Relation:	out of Area
Date:	5/14/24
Time:	13:34
Deputy:	5
Mileage:	

Attorney / Originator:

Name: PURCELL, KRUG & HALLER	Phone: 717-234-4178
-------------------------------------	----------------------------

Service Attempts:

Date:	4/26/24	4/29/24				
Time:	1622	10:40				
Mileage:						
Deputy:	8	7				

Service Attempt Notes:

1. property is vacant
2. VACANT REALTOR LOCK BOX ON PROPERTY
- 3.
- 4.
- 5.
- 6.

HOLDREN, BRETT
 2024CV158
 402 NORTH 4TH STREET, CATAWISSA, PA 17820
 NO EXPIRATION

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

BRETT HOLDREN,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2024-CV-158

2024-ED-41

IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **402 NORTH 4TH STREET, CATAWISSA, PA 17820** as follows:

Amount due pursuant to Judgment	\$186,567.06
TOTAL WRIT	\$186,567.06

PLUS COSTS:

Dated: 4/25/2024

Stephanie Stroup
PROTHONOTARY

(SEAL)

By Melissa Traugh
DEPUTY

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

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

BRETT HOLDREN,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2024-CV-158

2024-ED-41

IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: July 31, 2024

TIME: 9:00 A.M., local time

LOCATION: Columbia County Courthouse
35 West Main Street, Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly 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 DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**402 NORTH 4TH STREET
CATAWISSA, PA 17820**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2024-CV-158

JUDGMENT AMOUNT \$186,567.06

THE NAMES OF THE OWNER(S) OR REPUTED OWNER(S) of this property:

BRETT HOLDREN

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
HOLDREN, BRETT

Case Number
2024CV158

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 41	
Manner: Adult in Charge	Expires:	Warrant:
Notes: SALE DATE & TIME: 07/31/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name: OCCUPANT	
Primary Address: 402 NORTH 4TH STREET CATAWISSA, PA 17820	
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served: Personally · Adult In Charge · <u>Posted</u> · Other	
Adult In Charge:	
Relation: Posted	
Date: 5/14/24	Time: 13:21
Deputy: 5	Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER	Phone: 717-234-4178
-------------------------------------	----------------------------

Service Attempts:

Date:	4/26/24	4-29-24				
Time:	10:22	10:40				
Mileage:						
Deputy:	8	7				

Service Attempt Notes:

1. property is vacant
2. VACANT REALTOR LOCK BOX ON PROPERTY
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2024CV158

402 NORTH 4TH STREET, CATAWISSA, PA 17820

NO EXPIRATION

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

Lakeview Loan Servicing, LLC

c/o Nationstar Mortgage LLC dba Mr. Cooper
8950 Cypress Waters Boulevard,
Coppell, TX 75019

Plaintiff

vs.

ROBERT M. HOLLOWAY

Mortgagor(s) and Record Owner(s)
2218 Old Berwick Road
Bloomsburg, PA 17815

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2022-CV-645 / 2024-ED-19

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129.1**

FILED ON BEHALF OF:

Lakeview Loan Servicing, LLC

ATTORNEY FOR PLAINTIFF:

KML Law Group, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106

(215) 627-1322

Firm State I.D. #23-217969

3129@kmlawgroup.com

KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
3129@kmlgroup.com
ATTORNEY FOR PLAINTIFF

223032FC
Sale Date: 05/08/2024
\$139,867.21

Lakeview Loan Servicing, LLC
Plaintiff
vs.
ROBERT M. HOLLOWAY
Mortgagor(s) and Record Owner(s)
Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
CIVIL ACTION – LAW
ACTION OF MORTGAGE FORECLOSURE
No. 2022-CV-645 / 2024-ED-19

CERTIFICATE OF SERVICE PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

The undersigned employee of KML Law Group, P.C., counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(1)(i)).
- Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- Published in accordance with court order by the Sheriff. Copy of publication is in the Sheriff's file.

Service of the Notice of Sale on the lien holders or parties in interest in the attached Affidavit under Pa. R. C. 3129.1, et. seq. has been made by ordinary mail with proof of mailing. KML Law Group, P.C. utilizes a mail process that provides mailing in bulk for various matters over many pages. The first page and last page contain the USPS's postmark. As set forth in the Affidavit, the firm certifies that the notice of sale mail was mailed to the listed lienholders and parties in interest on this date noted on the postmark. The proof of mailing has been redacted to exclude names and addresses of other mail unrelated to this matter.

The undersigned understands that the statements herein are subject to the penalties provided by 18 Pa. C.S.A. Section 4904.

DATED: 04/24/2024

KML Law Group, P.C.


Winter Dunn
Legal Assistant



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

LAKEVIEW LOAN SERVICING, LLC

Plaintiff (Petitioner)

vs.

ROBERT M HOLLOWAY

Defendant (Respondent)

CASE and/or Docket No.:

2022-CV-645

Sheriff's Sale Date:

05/08/2024

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

I, DENISE HINKLE, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served ROBERT M HOLLOWAY the above process on 3/14/2024, at 8:00 PM, at 184 MOORES HILL ROAD BERWICK, PA 18603, County of COLUMBIA, Commonwealth of PENNSYLVANIA:

Manner of Service:

Individual - By handing a copy to the Defendant(s)

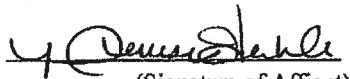
Description: Approximate Age 66-70 Height 5ft 0in - 5ft 3in Weight 151 lbs - 170 lbs Race WHITE Sex FEMALE
Hair Blonde

Commonwealth/State of PENNSYLVANIA) SS:

County of Berks)

Before me, the undersigned notary public, this day, personally, appeared DENISE HINKLE to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

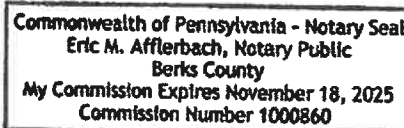

(Signature of Affiant)

Subscribed and sworn to before me
this 19 day of March, 2024.

Notary Public

File Number: 223032FC

Case ID #: 7083266





Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
142	999677	2389300441	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	\$0.880	\$0.58
143	999678	2389300442	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	\$0.880	\$0.58
147	999682	2389300446	SCOTT TOWNSHIP AUTHORITY 350 Tenny Street Bloomsburg, PA 17815	\$0.880	\$0.58
152	999681	2389300451	SCOTT TOWNSHIP AUTHORITY c/o Law Offices Hill, Turowski, James & Lehman, LLP 38 West Third Street Bloomsburg, PA 17815	\$0.880	\$0.58
153	999683	2389300452	TENANTS/OCCUPAINTS 2218 Old Berwick Road Bloomsburg, PA 17815	\$0.880	\$0.58

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
3129@kmlawgroup.com
ATTORNEY FOR PLAINTIFF

Lakeview Loan Servicing, LLC
c/o Nationstar Mortgage LLC dba Mr. Cooper
8950 Cypress Waters Boulevard,
Coppell, TX 75019

Plaintiff

vs.

ROBERT M. HOLLOWAY
Mortgagor(s) and Record Owner(s)
2218 Old Berwick Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2022-CV-645 / 2024-ED-19

AFFIDAVIT PURSUANT TO RULE 3129

Lakeview Loan Servicing, LLC, Plaintiff in the above captioned action, by and through an authorized employee of its attorneys, KML Law Group, P.C., and based on information available in the public record as of the date the praecipe for the writ of execution was filed, sets forth the following information concerning the real property located at:

2218 Old Berwick Road
Bloomsburg, PA 17815

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

ROBERT M. HOLLOWAY
184 Moores Hill Road
Berwick, PA 18603

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

ROBERT M. HOLLOWAY
184 Moores Hill Road
Berwick, PA 18603

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

PA DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
P.O. BOX 281230
HARRISBURG, PA 17128-1230

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY
651 Boas Street
Harrisburg, PA 17121

SCOTT TOWNSHIP AUTHORITY
c/o Law Offices Hill, Turowski, James & Lehman, LLP
38 West Third Street
Bloomsburg, PA 17815

SCOTT TOWNSHIP AUTHORITY
350 Tenny Street
Bloomsburg, PA 17815

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

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

6. Name and address of every other person of whom the plaintiff has knowledge who has or may have any record interest in the Property which may be affected by the sale.

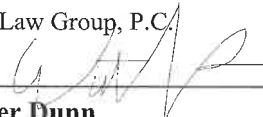
7. Name and address of every other person of whom the plaintiff has knowledge who does or may have an interest in the Property which may be affected by the sale.

TENANTS/OCCUPANTS
2218 Old Berwick Road
Bloomsburg, PA 17815

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

DATED: 04/24/2024

KML Law Group, P.C.



Winter Dunn
Legal Assistant

For inquiries, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlawgroup.com

For proof of mailing, email: PostSale@kmlawgroup.com

KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

Lakeview Loan Servicing, LLC
c/o Nationstar Mortgage LLC dba Mr. Cooper
8950 Cypress Waters Boulevard,
Coppell, TX 75019

Plaintiff

vs.

ROBERT M. HOLLOWAY
Mortgagor(s) and Record Owner(s)
2218 Old Berwick Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2022-CV-645 / 2024-ED-19

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS
PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies 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 and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

KML LAW GROUP, P.C.

___ Michael McKeever Pa. ID 56129

___ Caitlin M. Donnelly Pa. ID 311403

___ J. Eric Kishbaugh Pa. ID 33078

___ Stephanie A. Walczak Pa. ID 320431

___ Geraldine M. Linn Pa. ID 83351

___ Michael P. Farrington Pa. ID 329636

Danielle DiLeva Pa. ID 328955

___ Sean M. Duffy Pa. ID 311495

___ Frank J. Keenan, Pa ID 72278

___ Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

Finished Bulk Print

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 04/30/2024

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

Ad ID: **118370**
Description: **Holdren Sale**
Run Dates: **07/10/2024 - 07/24/2024**
Class: **0002**
Orig User: **sshotwel**
Words: **792**
Lines: **91**
Agate Lines: **243**
Depth: **10.11**
Blind Box:

Total Ad Cost \$1,727.15
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	07/10/2024	07/24/2024	3	1,727.15

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
BRETT HOLDREN

Case Number
2024CV158

SHERIFF'S RETURN OF SERVICE

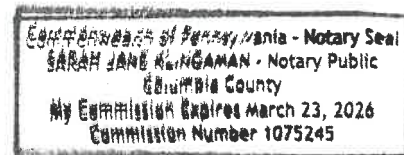
04/26/2024 10:46 AM - DEPUTY DALE B. COOMBE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TC WIT: PAULA CLARK AT 450 FISHER AVE, CATAWISSA, PA 17820


DALE B. COOMBE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 26, 2024



NOTARY

Affirmed and subscribed to before me this

26TH day of APRIL, 2024



Plaintiff Attorney: PURCELL, KRUG & HALLER, 1719 NORTH FRONT STREET, HARRISBURG, PA 17102

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
HOLDREN, BRETT

Case Number
2024CV158

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	41
Manner:	Adult in Charge	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 07/31/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <i>Served at Catawissa Bottling Co</i>		

Serve To:

Name:	Paula Clark		
Primary Address:	138 South Street Catawissa, PA 17820		
Phone:	570-356-2189	DOB:	
Alternate Address:	<i>528 Pine St</i>		
Phone:			

Final Service:

Served:	<input checked="" type="checkbox"/> Personally · <input type="checkbox"/> Adult In Charge · <input type="checkbox"/> Posted · <input type="checkbox"/> Other		
Adult In Charge:			
Relation:	<i>Tax collector</i>		
Date:	<i>4/26/24</i>	Time:	<i>1046</i>
Deputy:	<i>8</i>	Mileage:	

Attorney / Originator:

Name:	PURCELL, KRUG & HALLER	Phone:	717-234-4178
-------	------------------------	--------	--------------

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

-
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-

CLARK, PAULA

2024CV158

138 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
BRETT HOLDREN

Case Number
2024CV158

SHERIFF'S RETURN OF SERVICE

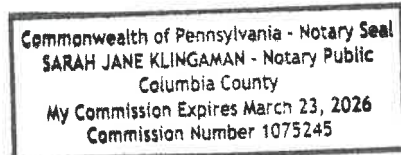
04/26/2024 10:54 AM - DEPUTY DALE B. COOMBE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE ROSEANNE LUKUS, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CATAWISSA WATER AUTHORITY AT 19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820.

DALE B. COOMBE, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 26, 2024



NOTARY

Affirmed and subscribed to before me this

26TH day of APRIL, 2024

Plaintiff Attorney: PURCELL, KRUG & HALLER, 1719 NORTH FRONT STREET, HARRISBURG, PA 17102

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
HOLDREN, BRETT

Case Number
2024CV158

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	41
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 07/31/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	CATAWISSA WATER AUTHORITY	
Primary Address:	19 SCHOOLHOUSE ROAD CATAWISSA, PA 17820	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Roseanne Lukus		
Relation:	Secretary		
Date:	4/26/24	Time:	1054
Deputy:	8	Mileage:	

Attorney / Originator:

Name:	PURCELL, KRUG & HALLER	Phone:	717-234-4178
--------------	------------------------	---------------	--------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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CATAWISSA WATER AUTH

2024CV158

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

BRETT HOLDREN,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2024-CV-158

2024-ED-41

IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **402 NORTH 4TH STREET, CATAWISSA, PA 17820** as follows:

Amount due pursuant to Judgment	\$186,567.06
TOTAL WRIT	\$186,567.06

PLUS COSTS:

Dated: 4/25/2024

Stephanie Stroup
PROTHONOTARY

(SEAL)

By Melissa Traugh
DEPUTY

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

REAL ESTATE OUTLINE

ED #2024ED41

DATE RECEIVED 4-25-2024
DOCKET AND INDEX 2024 CV 158

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
COPY OF DESCRIPTION X
WHEREABOUTS OF LKA X
NON-MILITARY AFFIDAVIT X
NOTICES OF SHERIFF SALE X
WAIVER OF WATCHMAN X
AFFIDAVIT OF LIENS LIST X
CHECK FOR \$~~1,350.00~~ OR 2,000.⁰⁰ X CK# 253305

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

SALE DATE July 31, 24 TIME 9:00am
POSTING DATE
ADV. DATES FOR NEWSPAPER 1ST WEEK July 10th
2ND WEEK July 17th
3RD WEEK July 24th

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE – post property

DATE: April 24, 2024

FROM:

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

CASE CAPTION:

PENNSYLVANIA HOUSING FINANCE AGENCY

VS.

BRETT HOLDREN

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2024-CV-158

SERVICE TO BE MADE ON DEFENDANT:

BRETT HOLDREN

ADDRESS FOR "POSTING SERVICE":***

402 NORTH 4TH STREET
CATAWISSA, PA 17820

*** post property with Sheriff Handbill

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff
RForry@pkh.com 717-234-4178 x124

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
HOLDREN, BRETT

Case Number
2024CV158

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 41	
Manner: Adult in Charge	Expires:	Warrant:
Notes: SALE DATE & TIME: 07/31/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Deb Hower
Relation: clerk
Date: 4/26/24 Time: 0916
Deputy: 8 Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER	Phone: 717-234-4178
-------------------------------------	----------------------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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COLUMBIA COUNTY TAX C

2024CV158

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
HOLDREN, BRETT

Case Number
2024CV158

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 41
Manner: Adult in Charge **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 07/31/2024 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

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

Final Service:

Served: Personally Adult In Charge Posted Other
Adult In Charge: Julie Klinger
Relation: Secretary
Date: 4/26/24 **Time:** 0919
Deputy: 8 **Mileage:**

Attorney / Originator:

Name: PURCELL, KRUG & HALLER **Phone:** 717-234-4178

Service Attempts:

Date:	Time:	Mileage:	Deputy:
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Service Attempt Notes:

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DOMESTIC RELATIONS OF 2024CV158 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV158

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

WEDNESDAY, JULY 31, 2024
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN message, tenement and tract of land situate in the Borough of Catawissa, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner in lands now or formerly of James Troutman and on the Easterly side of Fourth Street; thence by line of land now or formerly of James Troutman, South fifty-five (55) degrees thirty (30) minutes East, one hundred (100) feet to an iron pin on the Northerly side of State Highway No. 242 leading from Bloomsburg; thence by same, South sixty (60) degrees West, one hundred seventy-nine (179) feet to an iron pin in the intersection of State Highway and Fourth Street; thence along the intersection, North fifty-three (53) degrees thirty (30) minutes West, eleven and five hundredths (1 1.5) feet to an iron pin on the Easterly side of Fourth Street; thence by the same, North thirty (30) degrees thirty (30) minutes East, one hundred sixty (160) feet to the place of beginning. Containing 0.2 acre.

This description was prepared from a draft of Howard Fetterolf, R.E., dated November 18, 1958.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 402 NORTH 4TH STREET, CATAWISSA, PA 17820
PARCEL ID NO. # 08 04 00800000

BEING THE SAME PREMISES WHICH Warren Jesse Karcher, by Deed dated January 24, 2023 and recorded February 3, 2023, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, Instrument No. 2023-00987, granted and conveyed unto Brett Holdren.

TO BE SOLD AS THE PROPERTY OF BRETT HOLDREN UNDER COLUMBIA COUNTY JUDGMENT NO. 2024-CV-157.

PROPERTY ADDRESS: 402 NORTH 4TH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08 04 00800000

Seized and taken into execution to be sold as the property of BRETT HOLDREN in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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:
PURCELL, KRUG & HALLER
HARRISBURG, PA 717-234-4178

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

ALL THAT CERTAIN messuage, tenement and tract of land situate in the Borough of Catawissa, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner in lands now or formerly of James Troutman and on the Easterly side of Fourth Street; thence by line of land now or formerly of James Troutman, South fifty-five (55) degrees thirty (30) minutes East, one hundred (100) feet to an iron pin on the Northerly side of State Highway No. 242 leading from Bloomsburg; thence by same, South sixty (60) degrees West, one hundred seventy-nine (179) feet to an iron pin in the intersection of State Highway and Fourth Street; thence along the intersection, North fifty-three (53) degrees thirty (30) minutes West, eleven and five hundredths (11.5) feet to an iron pin on the Easterly side of Fourth Street; thence by the same, North thirty (30) degrees thirty (30) minutes East, one hundred sixty (160) feet to the place of beginning. Containing 0.2 acre.

This description was prepared from a draft of Howard Fetterolf, R.E., dated November 18, 1958.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 402 NORTH 4TH STREET, CATAWISSA, PA 17820

PARCEL ID NO. # 08 04 00800000

BEING THE SAME PREMISES WHICH Warren Jesse Karcher, by Deed dated January 24, 2023 and recorded February 3, 2023, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, Instrument No. 2023-00987, granted and conveyed unto Brett Holdren.

TO BE SOLD AS THE PROPERTY OF BRETT HOLDREN UNDER COLUMBIA COUNTY JUDGMENT NO. 2024-CV-157.

SHERIFF:

FOR SHF SALE DATE: TBD

I am submitting documentation necessary to schedule a Sheriff's sale of real estate. If you require anything further or have any questions as to content or format, please contact either of the undersigned.

Thank you.

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

*** Inquiries should be directed to:**

Robin Forry @ rforry@pkh.com or 717-234-4178 x124.

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendant: **BRETT HOLDREN**

Filed to No. **2024-CV-158**

INSTRUCTIONS

This is real estate execution. The property is located at:

402 NORTH 4TH STREET, CATAWISSA, PA 17820

(A more complete legal description accompanies these documents.)

The parties to be served **PERSONALLY** and their addresses are as follows:

BRETT HOLDREN, 402 NORTH 4TH STREET, CATAWISSA, PA 17820

WAIVER OF WATCHMAN AND 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.

NOW, April 24, 2024 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

SHERIFF'S COPY

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

BRETT HOLDREN,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

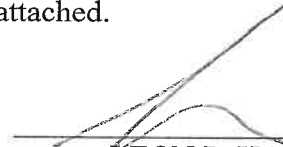
CIVIL ACTION LAW

NO. 2024-CV-158

2024-ED-41
IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

Personally appeared before me, a Notary Public in and for said Commonwealth and County, **LEON P. HALLER, ESQUIRE** who being duly sworn according to law deposes and states that the Defendant/s above named is/are not on active duty in the Military Service nor engaged in any way which would bring them within the Servicemembers' Civil Relief Act. A copy of the search through the Defense Manpower Data Center website is attached.

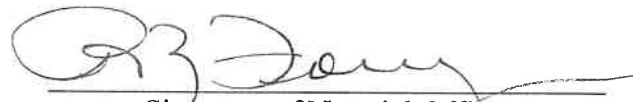


LEON P. HALLER, ESQUIRE

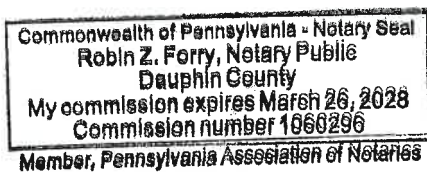
Commonwealth of Pennsylvania
County of Dauphin

This record was acknowledged before me on the 24th day of April, 2024, by Leon P. Haller, Attorney, who represents that he is authorized to act on behalf of the Pennsylvania Housing Finance Agency.

(affix notary stamp here)



Signature of Notarial Officer





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

SSN: XXX-XX
 Birth Date:
 Last Name: HOLDREN
 First Name: BRETT
 Middle Name:
 Status As Of: Apr-24-2024
 Certificate ID: XY26402ZRN0539G

On Active Duty On Active Duty Status Date

Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA

This response reflects the individuals' active duty status based on the Active Duty Status Date

Left Active Duty Within 367 Days of Active Duty Status Date

Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA

This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date

Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA

This response reflects whether the individual or his/her unit has received early notification to report for active duty

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, 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
 1800 Mark Center Drive, Suite 04E25
 Alexandria, VA 22350

ALL THAT CERTAIN message, tenement and tract of land situate in the Borough of Catawissa, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner in lands now or formerly of James Troutman and on the Easterly side of Fourth Street; thence by line of land now or formerly of James Troutman, South fifty-five (55) degrees thirty (30) minutes East, one hundred (100) feet to an iron pin on the Northerly side of State Highway No. 242 leading from Bloomsburg; thence by same, South sixty (60) degrees West, one hundred seventy-nine (179) feet to an iron pin in the intersection of State Highway and Fourth Street; thence along the intersection, North fifty-three (53) degrees thirty (30) minutes West, eleven and five hundredths (11.5) feet to an iron pin on the Easterly side of Fourth Street; thence by the same, North thirty (30) degrees thirty (30) minutes East, one hundred sixty (160) feet to the place of beginning. Containing 0.2 acre.

This description was prepared from a draft of Howard Fetterolf, R.E., dated November 18, 1958.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 402 NORTH 4TH STREET, CATAWISSA, PA 17820

PARCEL ID NO. # 08 04 00800000

BEING THE SAME PREMISES WHICH Warren Jesse Karcher, by Deed dated January 24, 2023 and recorded February 3, 2023, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, Instrument No. 2023-00987, granted and conveyed unto Brett Holdren.

TO BE SOLD AS THE PROPERTY OF BRETT HOLDREN UNDER COLUMBIA COUNTY JUDGMENT NO. 2024-CV-157.

ADVERTISING LEGAL:

ALL THAT tract of land in the Borough of Catawissa, Columbia County, Pennsylvania, being approximately 100 x 179 x 11.5 x 160 . HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 402 NORTH 4TH STREET, CATAWISSA, PA 17820

PARCEL ID NO. # 08 04 00800000
Instrument No. 2023-00987

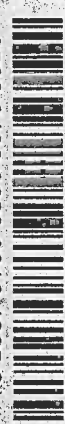
TO BE SOLD AS THE PROPERTY OF BRETT HOLDREN UNDER COLUMBIA COUNTY JUDGMENT NO. 2024-CV-157.

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17104
(717) 234-4178

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.

Small Business Administration
600 American Avenue
Suite 501
King of Prussia, PA 19403

9590 9402 8689 3310 4305 31



9589 0710 5270 0284 4266 85

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

Addressed
B. Received by (Printed Name)
C. Date of Delivery
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®
 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 (over \$500)

SENDER: COMPLETE THIS SECTION
1. Complete items 1, 2, and 3.
2. Print your name and address on the reverse so that we can return the card to you.
3. Attach this card to the back of the mailpiece, or on the front if space permits.
Article Addressed to:
Office of F.A.I.R.
P.O. Box 8016
Harrisburg, PA 17105

9590 9402 8689 3310 4305 55



SENDER: COMPLETE THIS SECTION
1. Complete items 1, 2, and 3.
2. Print your name and address on the reverse so that we can return the card to you.
3. 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

SENDER: COMPLETE THIS SECTION
1. Complete items 1, 2, and 3.
2. Print your name and address on the reverse so that we can return the card to you.
3. Attach this card to the back of the mailpiece, or on the front if space permits.
Article Addressed to:
U.S. Treasury Department
6 Arch Street
Room 3259
Philadelphia, PA 19106

3. Service Type
 Adult Signature
 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

9589 0710 5270 0284 4266 51

9589 0710 5270 0284 4266 54

9590 9402 8689 3310 4305 48

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

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

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102


First National Bank
60-1809/433

CHECK NO. 253305
CHECK DATE 04/22/2024

253305

PAY Two thousand and NO/100*****
CHECK AMOUNT \$2,000.00

TO THE ORDER OF COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS
RISK FREE RANGE
Saves with


AUTHORIZED SIGNATURE

MP

⑈ 253305⑈ ⑆043318092⑆ 513209312⑈

2024EDY1