

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 273486
Customer:
SHERIFF OFFICE

Invoice Date: 12/09/2024 3:37:22 PM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0102
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$7,408.49	202408797 12/09/24 3:37:24 PM	HEMLOCK TOWNSHIP
	Grantor - SHINGLER, KATHLEEN SARAH ANN			
	Grantee - WATKINS, SCOTT			
	Consideration -	\$107,610.00		
	Tax Basis -	\$366,836.66		
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$3,668.37		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	BLOOMSBURG AREA SCHOOL REALTY TAX	\$1,834.19		
	HEMLOCK TOWNSHIP	\$1,834.18		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	\$7,408.49		
	PAYMENTS			
	CHECK: 9542 - SHERIFF OFFICE	\$71.75		
	CHECK: 9545 - SHERIFF OFFICE	\$3,668.37		
	CHECK: 9544 - SHERIFF OFFICE	\$3,668.37		
	TOTAL PAYMENTS	\$7,408.49		
	AMOUNT DUE	\$7,408.49		
	PAYMENT ON INVOICE	(\$7,408.49)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S SALE

Distribution Sheet

MC Federal Credit Union vs. Kathleen & Nathaniel Shingles

NO. 292-2024 JD DATE OF SALE: August 28, 2024
 NO. 58-2024 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) August 28, 2024 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to William & Scott Watkins for the price or sum of \$ 107610.00 Dollars. William & Scott Watkins being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ <u>105,500.00</u>	
Poundage	<u>2,110.00</u>	
Transfer Taxes	<u>—</u>	
Total Needed to Purchase		\$ <u>107610.00</u>
Amount Paid Down		<u>10,700.00</u>
Balance Needed to Purchase		<u>96910.00</u>

EXPENSES:

Columbia County Sheriff - Costs	\$ <u>509.50</u>	
Poundage	<u>2110.00</u>	\$ <u>2619.50</u>
Newspaper		<u>1832.90</u>
Printing		<u>—</u>
Solicitor		<u>150.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>71.75</u>
	Realty transfer taxes	<u>3668.37</u>
	State stamps	<u>368.37</u>
Tax Collector ()		<u>—</u>
Columbia County Tax Assessment Office		<u>9772.95</u>
State Treasurer		<u>60.00</u>
Other: <u>Web Postings</u>		<u>100.00</u>
<u>Lien Search</u>		<u>250.00</u>
TOTAL EXPENSES:		\$ <u>22203.84</u>

Total Needed to Purchase		\$ <u>107610.00</u>
Less Expenses		<u>22203.84</u>
Net to First Lien Holder		<u>85406.16</u>
Plus Deposit		<u>2000.00</u>
Total to First Lien Holder		\$ <u>87406.16</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers T. Ch... Sheriff

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

MC FEDERAL CREDIT UNION VS KATHLEEN & NATHANIEL SHINGLER

NO. 58-2024 ED

NO. 292-2024 JD

DATE/TIME OF SALE: AUGUST 28, 2024 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 105500.00

POUNDAGE - 2% OF BID \$ 2110.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

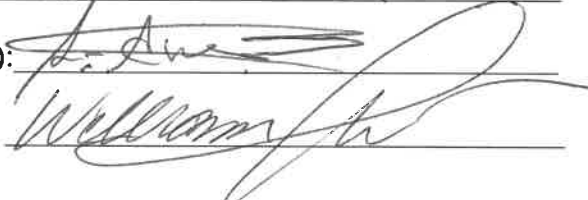
MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 107610.00

PURCHASER(S): Scott Watkins

ADDRESS: 935 State Route 93 Berwick Pa 18603

NAMES(S) ON DEED: William & Scott Watkins

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 107610.00

LESS DEPOSIT: \$ 10700.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 96910.00

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MC FEDERAL CREDIT UNION
vs.
KATHLEEN SARAH ANN SHINGLER (et al.)

Case Number
2024CV292

PROPERTY ADDRESS

74 SERVICE LANE, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
06/03/2024	Advance Fee	Advance Fee	97011484	\$0.00	\$2,000.00
06/03/2024	Advertising Sale (Newspaper)			\$15.00	\$0.00
06/03/2024	Advertising Sale Bills & Copies			\$17.50	\$0.00
06/03/2024	Crying Sale			\$10.00	\$0.00
06/03/2024	Docketing			\$15.00	\$0.00
06/03/2024	Levy			\$15.00	\$0.00
06/03/2024	Mailing Costs			\$30.00	\$0.00
06/03/2024	Posting Handbill			\$15.00	\$0.00
06/03/2024	Poundage			— \$2,110.00	\$0.00
06/03/2024	Press Enterprise Inc.			— \$1,832.90	\$0.00
06/03/2024	Prothonotary, Acknowledge Deed			— \$10.00	\$0.00
06/03/2024	Sheriff Automation Fund			\$50.00	\$0.00
06/03/2024	Sheriff's Deed			\$35.00	\$0.00
06/03/2024	Solicitor Services			— \$150.00	\$0.00
06/03/2024	Transfer Tax Form			\$25.00	\$0.00
06/03/2024	Web Posting			— \$100.00	\$0.00
08/21/2024	Service			\$210.00	\$0.00
08/21/2024	Service Mileage			\$10.00	\$0.00
08/21/2024	Distribution Form			\$25.00	\$0.00
08/21/2024	Copies			\$7.00	\$0.00
08/21/2024	Notary Fee			\$15.00	\$0.00
08/21/2024	Tax Claim Search			\$15.00	\$0.00
08/21/2024	Surcharge			— \$60.00	\$0.00
08/21/2024	Delinquent Taxes			— \$9,772.95	\$0.00
08/21/2024	Recording Fees			— \$71.75	\$0.00
08/28/2024	Transfer Taxes (Local)			— \$3,668.37	\$0.00
08/28/2024	Transfer Taxes (State)			— \$3,668.37	\$0.00
08/28/2024	Recorder, Lien Search			— \$250.00	\$0.00
08/28/2024	Advance Fee	Advance Fee	112	— \$0.00	\$10,700.00
				\$22,203.84	\$12,700.00

569,50

TOTAL BALANCE:	\$(9,503.84)
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WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

MC FEDERAL CREDIT UNION,

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

VS.

NO. 2024-CV-292

NATHANIEL GARY SHINGLER AND
KATHLEEN SARAH ANN SHINGLER

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania:

2024-^{ED}CV-58

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF NATHANIEL GARY SHINGLER AND KATHLEEN SARAH ANN SHINGLER OF, IN AND TO ALL THE FOLLOWING DESCRIBED REAL ESTATE:

SITUATED IN THE TOWNSHIP OF HEMLOCK, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 74 SERVICE LANE, BLOOMSBURG, PA 17815. INSTRUMENT NO. 201010317, PARCEL NUMBER 18-07-003-05.

Amount Due		\$ 92,594.03	
Interest from	to	\$	
Total		\$ 92,594.03	Plus costs

Dated 5/30/2024

Stephanie Stroup
**Prothonotary, Common Pleas Court
of Columbia, PA**

(SEAL)

By: Melissa Traugh
Deputy

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

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

MC FEDERAL CREDIT UNION

Plaintiff(s)

v.

NO: 2024-CV-292

KATHLEEN SARAH ANN SHINGLER AND
NATHANIEL GARY SHINGLER

2024 - ED - 58

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

STATE OF OHIO

)

COUNTY OF CUYAHOGA

)

SS:

)

MC Federal Credit Union, Plaintiff in the above action, sets forth as of the date of the Praecipe for the Writ of Execution was filed the following information concerning the real property of Nathaniel Gary Shingler and Kathleen Sarah Ann Shingler, located at 74 Service Lane, Bloomsburg, PA 17815 and is more fully described as follows:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF NATHANIEL GARY SHINGLER AND KATHLEEN SARAH ANN SHINGLER OF, IN AND TO ALL THE FOLLOWING DESCRIBED REAL ESTATE:

SITUATED IN THE TOWNSHIP OF HEMLOCK, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 74 SERVICE LANE, BLOOMSBURG, PA 17815. INSTRUMENT NO. 201010317, PARCEL NUMBER 18-07-003-05.

1. The name(s) and address(es) of the owner(s) or reputed owner(s):

Nathaniel Gary Shingler and Kathleen Sarah Ann Shingler
74 Service Lane
Bloomsburg, PA 17815

2. The name(s) and address(es) of the Defendants in the judgment:

Kathleen Sarah Ann Shingler
948 West Main Street
Bloomsburg, PA 17815

Nathaniel Gary Shingler
948 West Main Street
Bloomsburg, PA 17815

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

MC Federal Credit Union (Plaintiff)
390 Walnut St.
Danville, PA 17821

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

MC Federal Credit Union (Plaintiff)
390 Walnut St.
Danville, PA 17821

5. The name and address of every other person who has any record lien on the property:

NONE

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

NONE

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

Tax Claim Bureau
11 W Main St ✓
Bloomsburg, PA 17815

Pennsylvania Department of Revenue
P.O. Box 281230 ✓
Harrisburg, PA 17022-1230

Inheritance Tax Bureau/Register of Wills
35 West Main Street
PO Box 380 ✓
Bloomsburg, PA 17814

Domestic Relations
11 W Main St, ✓
Bloomsburg, PA 17815

County Treasurer ✓
11 W Main St,
Bloomsburg, PA 17815

Berkheimer Tax Administrator ✓
50 North Seventh Street
Bangor, PA 18013

✓ Municipal Authority- ~~Jeffrey Sutton~~ ^{deceased}
26 Firehall Road
Bloomsburg, PA 17815

Occupants ✓
74 Service Lane
Bloomsburg, PA 17815

The information provided in the foregoing Affidavit is provided solely to comply with the Pennsylvania Rules of Civil Procedure 3129.1 and it is not intended to be a comprehensive abstract of the condition of the title of the real estate which is being sold under this execution. No person or entity is entitled to rely on any statements made herein in regard to the condition of the title of the property or to rely on any statement herein in formulating bids which might be made at the sale of the property.

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

Weltman, Weinberg & Reis Co., L.P.A.

Bh

Benjamin N. Hoen, Esquire
PA I.D. No. 312786
965 Keynote Circle Cleveland, OH 44131-1829
Phone: 216-739-5629
Fax: 216-363-4034
Email: bhoen@weltman.com
WWR#: 10143131-3

Sworn to and subscribed before me

this 28th day of May, 2024.

Notary Public



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MC FEDERAL CREDIT UNION
vs.
KATHLEEN SARAH ANN SHINGLER (et al.)

Case Number
2024CV292

PROPERTY ADDRESS

74 SERVICE LANE, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
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06/03/2024	Levy			\$15.00	\$0.00
06/03/2024	Mailing Costs			\$30.00	\$0.00
06/03/2024	Posting Handbill			\$15.00	\$0.00
06/03/2024	Poundage			\$2,110.00	\$0.00
06/03/2024	Press Enterprise Inc.			\$1,832.90	\$0.00
06/03/2024	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
06/03/2024	Sheriff Automation Fund			\$50.00	\$0.00
06/03/2024	Sheriff's Deed			\$35.00	\$0.00
06/03/2024	Solicitor Services			\$150.00	\$0.00
06/03/2024	Transfer Tax Form			\$25.00	\$0.00
06/03/2024	Web Posting			\$100.00	\$0.00
08/21/2024	Service			\$210.00	\$0.00
08/21/2024	Service Mileage			\$10.00	\$0.00
08/21/2024	Distribution Form			\$25.00	\$0.00
08/21/2024	Copies			\$7.00	\$0.00
08/21/2024	Notary Fee			\$15.00	\$0.00
08/21/2024	Tax Claim Search			\$15.00	\$0.00
08/21/2024	Surcharge			\$60.00	\$0.00
08/21/2024	Delinquent Taxes			\$9,772.95	\$0.00
08/21/2024	Recording Fees			\$71.75	\$0.00
08/28/2024	Transfer Taxes (Local)			\$3,668.37	\$0.00
08/28/2024	Transfer Taxes (State)			\$3,668.37	\$0.00
08/28/2024	Recorder, Lien Search			\$250.00	\$0.00
08/28/2024	Advance Fee	Advance Fee	112	\$0.00	\$10,700.00
				\$22,203.84	\$12,700.00
TOTAL BALANCE:				\$(9,503.84)	

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
MC FEDERAL CREDIT UNION

vs.

Defendant
KATHLEEN SARAH ANN SHINGLER
NATHANIEL GARY SHINGLER

Attorney for the Plaintiff:
WELTMAN, WEINBERG & REIS CO
965 KEYNOTE CIRCLE
BROOKLYN, OH 44131

Sheriff's Sale Date: Wednesday, August 28, 2024

Writ of Execution No. : 2024CV292

Advance Sheriff Costs: \$2,000.00

Location of the real estate: 74 SERVICE LANE, BLOOMSBURG, PA 17815

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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,832.90
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$210.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Tax Claim Search	\$15.00
Surcharge	\$60.00

Total Sheriff Costs \$2,662.40

Municipal Costs

Delinquent Taxes	\$9,772.95
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Total Municipal Costs \$9,772.95

Distribution Costs

Recording Fees	\$71.75
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Total Distribution Costs \$71.75

Grand Total: \$12,507.10

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MC FEDERAL CREDIT UNION
vs.
SHINGLER, KATHLEEN SARAH ANN (et al.)

Case Number
2024CV292

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	58
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 08/28/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Denise D. Ottaviani		
Primary Address:	116 Frosty Valley Road Bloomsburg, PA 17815		
Phone:	570-784-9310	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:	Tax Collector		
Date:	6-7-24	Time:	1328
Deputy:	6	Mileage:	

Attorney / Originator:

Name:	WELTMAN, WEINBERG & REIS CO	Phone:	
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Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

OTTAVIANI, DENISE D.

2024CV292

116 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

**TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE**

DATE: 04-JUN-24

FEE: \$15.00

CERT. NO: 46634

SHINGLER NATHANIEL GARY
KATHLEEN SARAH ANN SHINGLER
74 SERVICE LN
BLOOMSBURG PA 17815-9558

DISTRICT: HEMLOCK TWP
DEED: 20101-0317
LOCATION: 74 SERVICE LN BLOOMSBURG
PARCEL: 18 -07 -003-05,000

YEAR	BILL ROLL	AMOUNT	-----PENDING-----		TOTAL AMOUNT DUE
			INTEREST	COSTS	
2023	PRIM	4,558.06	98.59	0.00	4,656.65
2022	PRIM	4,911.05	95.25	110.00	5,116.30
TOTAL DUE :					\$9,772.95

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September, 2024

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

REQUESTED BY:

Columbia County Sheriff

dh.

24-292
58-24

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</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>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>444.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1832.90</u>	
SOLICITOR'S SERVICES	\$150.00	
TOTAL *****		\$ <u>2132.90</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>9772.95</u>	+ 15.00
TOTAL *****			\$ <u>9787.95</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)		\$ <u>40.00 60.60</u>	
MISC.		\$ _____	
TOTAL *****			\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 12507.10

SCOTT WATKINS

60-712/313 111

935 STATE RTE 93
BERWICK PA 18603

Date: 9-6-24

PAY TO THE ORDER OF

CCSO

\$ 58,400.00

Five Eight Thousand Four Hundred ⁰⁰ DOLLARS

First Keystone Community Bank (Minimum amount \$100.00)
Berwick, Pennsylvania 18603

HOMELINE

74 Service LA

⑆031307125⑆ 5001029562⑈ 0111

SCOTT G. WATKINS
DENISE D. WATKINS
935 STATE ROUTE 93
BERWICK, PA 18603

60-295/313 989

DATE 9-26-24

PAY TO THE ORDER OF

CCSO

\$ 13,510.00

Thirteen Thousand Five Hundred Ten ⁰⁰ DOLLARS

M&T BANK

MEMO

74 Service LA

⑆031302955⑆ 9867981574⑈ 0989

Sandro M. Sorge & Christine W. Sorge

Rental Account
1019 West Front Street
Berwick PA 18603
570-784-7540

M&T Bank

60-295/313

3347

9/26/2024

PAY TO THE ORDER OF

Columbia County Sheriff

\$ **25,000.00

Twenty-Five Thousand and 00/100 ***** DOLLARS

Columbia County Sheriff

MEMO

Watkins

74 Service Lane, Bloomsburg PA 17815



Bonnie L Bowler

AUTHORIZED SIGNATURE

⑆003347⑆ ⑆031302955⑆ 9847386704⑈

SCOTT WATKINS

60-712/313 112

935 STATE RTE 93
BERWICK PA 18603

Date: 8/28/24

PAY TO THE ORDER OF Columbia County Sheriff \$ 19,700⁰⁰

Ten thousand seven hundred ⁰⁰/₁₀₀ DOLLARS

First Keystone Community Bank
Berwick, Pennsylvania 18603
(Minimum amount \$100.00)

HOMELINE 74 Service LA 

⑆031307125⑆ 5001029562⑆ 0112

7

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 Text: Shingler Sale
Date(s) Published: 08/07/2024, 08/14/2024, 08/21/2024

ua/pata/R

Sworn and subscribed to before me
this 22 day of August 20 24.

Shawn H. Stair (Shawn H. Stair)

(Notary Public)

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

Ad Image On Next Page

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.

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It's FREE to advertise your merchandise UNDER \$1500 OR LESS! ADS MUST BE SUBMITTED ONLINE AT: presenteriseonline.com

DRIVE-THRU HOURS:

M-F 8:00am-3:00pm Our Drop-Off Box at the Drive-Thru is available 24/7 MISSED PAPER? Call our Customer Service Team at 570-784-2117, option 7 by 10am

PLACING CLASSIFIED ADS

classifieds@presenterise.net presenteriseonline.com Call: 570-784-6151 Monday - 5pm

INVITATION TO BID Anthony Township will receive sealed bids for the Anthony Township Demolition Project located in Anthony Township, Monroe County. The Township will receive bids through PennBid or at the office of R. K. Webster, LLC, 513 Jordan Avenue, Montoursville, PA 17754, until 1:00 PM, Local Preveiling Time, Thursday, September 5, 2024, at which time and place, all bids will be publicly opened and read aloud.

Engineer will conduct a non-mandatory pre-bid meeting at 10:00 A.M. Wednesday, August 28, 2024 at the Anthony Township Building, 1381 White Hall Road, Yorkville, PA 17772. The Contract Documents may be viewed and downloaded from PennBid (www.pennbid.net). Paper copies of the Contract Documents may be purchased through the PennBid website or can be obtained at the office of R. K. Webster, LLC, 513 Jordan Avenue, Montoursville, PA 17754 at the cost of \$200.00.

A certified check or bank draft payable to the order of Anthony Township, or a satisfactory Bid Bond executed by the Bidder and an acceptable surety in an amount equal to ten percent (10%) of the total of the Bid, shall be submitted with each bid. The Bidder shall include the fully completed Non-Collusion Affidavit with the bid. In addition to the Equal Employment requirements of Executive Order 11246 regarding discrimination, the CONTRACTOR must establish a 6.9% goal for female participation, and a 1% goal for minority participation in higher aggregate contract construction work for contracts in excess of \$100,000.

Moreover, the CONTRACTOR shall strive to meet the MBE goal of 5% and the WBE goal of 3% for contracts of \$25,000 or more. For projects which the amount of HUD or CDBG funding exceeds \$200,000, the CONTRACTOR must attempt to meet the minimum numerical goals of which 25% or more of the total number of labor hours worked by all workers on a Section 3 project are Section 3 workers, per 24 CFR Part 75.19; and 5% or more of the total number of labor hours worked by all workers on a Section 3 project are Targeted Section 3 workers, as defined in 24 CFR Part 75.21. Anthony Township, in accordance with Section 3 Action Plan, may provide a bid preference to a bidder who is a Section 3 business concern, MBE/WBE and Section 3 business concerns shall be afforded full opportunity to bid without discrimination. Davis-Bacon and Related Acts apply to this Project.

Bids may be held by Anthony Township for up to 60 days from the date of opening for the purpose of reviewing the bids and investigating the qualifications of bidders prior to awarding the contract. Anthony Township reserves the right to reject any or all bids, to waive any irregularities, or to negotiate contract amounts.

© SEDA Council of Government

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 20230CV1388 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 auction at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on: WEDNESDAY, AUGUST 28, 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.

PARCEL ONE: ALL THAT CERTAIN piece or parcel of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows: BEGINNING at a stake on the Southern line of State Highway leading from the Town of Bloomsburg to the Borough of Berwick; THENCE along the land now owned by J. Lee Heller and wife, South 19 degrees 24 minutes East, 190 feet, more or less, to a stake on the Northern line of a 16 foot alley laid out by J. Lee Heller and wife; THENCE along the Northern line of said alley North 82 degrees East 40 feet, more or less, to a stake; THENCE along the Northern line of said alley North 80 degrees 45 minutes East, 11 feet to a stake, the corner of other land now or formerly of J. Lee Heller and wife.

THENCE along other lands now or formerly of said Heller, North 19 degrees 24 minutes West, 200 feet, more or less, to a stake, on the Southern line of said State Highway. THENCE along the Southern line of said State Highway South 70 degrees 36 minutes West, 50 feet to a stake, the place of BEGINNING. Said lot or tract of land known as Lot No. 20 as shown on a certain map or plan prepared for the said J. Lee Heller by Boyd Trescott, Civil Engineer. PARCEL TWO:

ALL THAT CERTAIN piece, parcel or tract of land situate in Scott Township, Columbia County, Pennsylvania, being bounded and described as follows: BEGINNING at a rebar found, said rebar found being the Southwesterly corner of land now or formerly of William H. and Barbara J. Yuhus, said rebar found also being in line of land now or formerly of Richard E. and Betty Anne McCuen; THENCE running along land now or formerly of said Yuhus, North 79 degrees 10 minutes 35 seconds East 39.96 feet to a rebar set.

THENCE continuing along land now or formerly of William H. and Barbara J. Yuhus, North 77 degrees 56 minutes 35 seconds East, 1100 feet to a rebar set at the Southeast corner of the BWH Partnership, said rebar set also being the Northwesterly corner of residential land now or formerly of Nelson L. and Caroline M. Cressy, passing through a rebar offset 42.00 feet from the end of this course, South 22 degrees 13 minutes 25 seconds East 378.21 feet to a point on the Northern low water mark of the Susquehanna River; THENCE running along the Northern low water mark of the Susquehanna River, South 71 degrees 54 minutes 45 seconds West 50.13 feet to a point at the Southeast corner of land now or formerly of Richard E. and Betty Anne McCuen; THENCE running along land now or formerly of said McCuen, passing through a rebar found offset 38.78 feet from the beginning of this course, North 23 degrees 13 minutes 13 seconds East 385.35 feet to the place of BEGINNING. PROPERTY ADDRESS: 1912 OLD BERWICK RD. BLOOMSBURG, PA 17015. PARCEL NUMBER 1: 31 3C100400000; PARCEL NUMBER 2: 31 03 00407000

TITLE TO SAID PREMISES IS VESTED RICHARD A. LEWIS AND MELODY LEWIS, HUSBAND AND WIFE, AS TENANTS BY ENTIRETIES BY DEED FROM SUSAN M. HENRY, SINGLE DATED 09/20/2009 RECORDED 10/06/2009 INSTRUMENT NUMBER 200909483

PROPERTY ADDRESS: 1912 OLD BERWICK ROAD, BLOOMSBURG, PA 17015

UP/TAX PARCEL NUMBER 31 03 00407000

Seized and taken into execution to be sold as the property of MELODY LEWIS, RICHARD A. LEWIS, RICHARD LEWIS, in and with PNC BANK NATIONAL ASSOC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check, or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If 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 resale 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 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 representative of the plaintiff.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff RAS LAYMAN LAW OFFICES Columbia County, Pennsylvania PLANTATION, FL 1-800-631-6490

INVITATION TO BID Town of Bloomsburg (Owner) is requesting Bids for the construction of the following Project:

2024 Recycling Center Improvements 1004-64

The Town of Bloomsburg (Owner) is requesting bids electronically for the construction of the 2024 Recycling Center Project. Bids will be received via the PennBid Program (www.pennbid.net) until 12:00 PM on September 5, 2024. Bids will be opened electronically and remotely via PennBid at the noted time.

The Project includes the following Work:

Installation of multiple concrete pads at Bloomsburg Recycling Center.

Bids are requested for the following Contract: 2024 Recycling Center

A deadline for questions is set at September 2, 2024 at 5:00 PM.

Bidding and contract documents are available at no cost on PennBid. Inquiries related to this solicitation shall be submitted via PennBid.

Pre-bid Conference

No pre-bid meeting will be held for this project.

Instructions to Bidders

For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.

The Town of Bloomsburg reserves the right to reject any and all bids and to waive any bidding irregularities. No bidder may withdraw their bid within 60 (60) days after opening.

This Advertisement is issued by: Owner: Town of Bloomsburg BY: LYVC Civil LLC

AUCTION COLENEAR

PUBLIC AUCTION THURSDAY AUG. 22 @ 6:00pm OUTSIDE ITEMS @ 5:00pm 1003 E 3RD ST. (RT. 83), WESPOCKE 18635 Antiques, Silver Coins, Collectibles, Furniture, Trains, Pyrex, Milk Bottles, Printings, Tools, Toys, etc.

PUBLIC AUCTION SAT. AUG. 24th @ 9:05 AM 305 Edinboro Rd., Bloomsburg, PA 17015 COLLECTIBLES/HOUSEWARE/ARMS/REAL ESTATE 12:00 NOON www.auctionzip.com #1867

PUBLIC AUCTION SATURDAY AUG. 24 @ 6:00pm OUTSIDE ITEMS @ 5:00pm 1003 E 3RD ST. (RT. 83), WESPOCKE 18635 Antiques, Silver Coins, Collectibles, Furniture, Trains, Printings, etc. New Items, Tools

COUNCIL CUP CONSIGNMENT AUCTION SAT. SEP. 7, 2024 Opens @ 8 AM, Begins @ 9 AM 56 Lukus Lane, Wipacopolis, PA 18660 NOW ACCEPTING ITEMS Visit us on Facebook & Auction Zip #380707 Auctioneer: Scott Eisenberger, MAJORS706

Public Notices Free For Free

SCHOOL BOARD DIRECTOR The Danville Area School District has an opening for a school board director. To be eligible, individuals must be a citizen of Pennsylvania, at least 18 years old, and a school district resident for at least one year before the election open appointment. If interested, please complete the school board vacancy application form and return it to the names: Director Vacancies and mail to: Timothy J. Gross, 1817 Cobble Hills Drive, Onatole, Illinois 48561

FREE: Carpet for house, 10'x12', beige, stained, 570-784-7150

FREE: Kitchens, Blinds and white. Must go due to moving. 570-920-4079

FREE: Kitchens, Short/long island max. Back. 8 wks. 570-380-6187

Lost & Found FOUND: Small stuffed dog, brown/white. Aurora brand. Was in car. Missing rear has purple bandaid. In vicinity of Bloomsburg/Gam 9/25/24. Info:

Female Senior widower seeks female companion, 65 years & up 570-293-4170

Attorney Services BANKRUPTCY Chapter 7 - 19 Local Offices & Service TAUBERER LAW, P.C. 570-782-2000 tlc@taubererlaw.com

MEETING NOTICE The Danville Borough Finance Committee shall have a meeting at 8:30 a.m. on October 1, 15, 22, 29 and November 5, 12 to discuss the 2025 Budget at the Municipal Building, 463 Mill Street, Danville, PA

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2024CV292 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, AUGUST 28, 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 LOT, PIECE OR PARCEL OF LAND SITUATE TOWNSHIP OF HEMLOCK OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN, CORNER OF LANDS NOW OR FORMERLY OF GLENN S. SEELY AND THE NORTH EAST CORNER OF LANDS NOW FORMERLY OF THOMAS X. MURPHY AND GERARD M. MURPHY, HIS WIFE, THENCE ALONG SAID SEELY LANDS, SOUTH SEVENTY-NINE DEGREES FIVE MINUTES EAST, THREE HUNDRED FOUR AND SIXTYFOUR HUNDRETHS OF AN INCH OR MORE OR FORMERLY OF WILBUR Z. BERINGER AND NELLIE M. BERINGER, HIS WIFE, THENCE ALONG SAID BERINGER LANDS, SOUTH TEN DEGREES TWENTY-FIVE MINUTES WEST TWO HUNDRED FIFTY-SEVEN FEET SIX INCHES TO A POINT IN THE CENTER LINE OF TOWNSHIP ROAD NUMBER 347; THENCE ALONG THE CENTER LINE OF SAID TOWNSHIP ROAD NUMBER 347, NORTH SEVENTEIGHT DEGREES FORTY MINUTES WEST TWO HUNDRED SEVEN AND SEVENTY-FIVE HUNDRETHS FEET IN. 88 DEGREES 40 MINUTES W. 307.76 TO A POINT IN LINE OF LAND NOW OR FORMERLY OF THE SAID THOMAS X. MURPHY ET AL; THENCE ALONG SAID MURPHY LANDS, NORTH TEN DEGREES TWENTY-FIVE MINUTES EAST THREE HUNDRED TEN FEET IN. 10 DEGREES 25 MINUTES E. SIX SECONDS TO AN IRON PIN IN LINE OF LAND NOW OR FORMERLY OF THE SAID GLENN S. SEELY, THE PLACE OF BEGINNING. CONTAINING 2 ACRES. THIS DESCRIPTION MADE IN ACCORDANCE WITH A SURVEY AND DRAFT BY LAWRENCE E. BAIRD, JUNE 28, 1973. Commonly known as 74 Service Lane, Bloomsburg, PA 17015

Being Parcel No. 18-07-003-06 BEING THE SAME PREMISES WHICH DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-E, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES INABS 2006-E, UNDER POLICY AND SERVICE AGREEMENT DATED DEC. 1, 2006, WITH THE MORTGAGE SERVICER SUCCESSOR TO INDMAC BANK, F.S.B., AS ITS ATTORNEY IN FACT, BY DEED DATED 10/13/2010, AND RECORDED 11/17/2010, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA AS DEED INSTRUMENT NO. 201010317 GRANTED AND CONVEYED UNTO NATHANIEL GARY SHINGLER AND KATHLEEN SARAH ANN SHINGLER, IN WIFE.

PROPERTY ADDRESS: 74 SERVICE LANE, BLOOMSBURG, PA 17015

UPI / TAX PARCEL NUMBER: 18-07-003-06

Seized and taken into execution to be sold as the property of KATHLEEN SARAH ANN SHINGLER, NATHANIEL GARY SHINGLER in and with PNC FEDERAL CREDIT UNION

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 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 resale 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 representative of the plaintiff.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff WELTMAN, WEINBERG & REIS CO Columbia County, Pennsylvania BROOKLYN, OH

INVITATION TO BID Project Name: Rehabilitate Runway 6-26 Airport Northumberland County Airport Location: Paxinos, Pennsylvania Sealed bids for furnishing all labor, materials, and equipment and performing all work for the above items will be received by the Northumberland County Airport Authority until 3:00 PM local time, August 29th, 2024 at 1367 Airport Road, Paxinos, PA 17860, then publicly opened and read aloud.

The successful bidder must comply with requirements set out in the contract documents including all Federally Required Contract Provisions including but not limited to the Buy American Preference, Foreign Trade Restrictions, Davis Bacon Requirements, Alternative Dispute Resolution, Government-wide Debarment Suspension, Government-wide Requirements for a Drug-Free Workplace, and Non-Segregated Facilities Requirements.

Plans, Specifications, and other Contract Documents are open to the public for viewing at the Northumberland County Airport. Plans and specifications can be purchased at www.dillairport.com. Plans and Specifications are available for purchase in both hardcopy and digital (PDF) format.

Bids must be accompanied by a certified check or a bid bond in the amount of not less than five (5) percent of the total amount bid. A Contract Performance Bond and a Contract Payment Bond each equal to 100 percent of the Contract Price will be required for the successful Contractor.

No bid may be withdrawn for a period of 60 calendar days after the date of receiving the contract award letter for any bidder who Consents to Enter Bid Award. Any request for the Northumberland County Airport Authority, be held for consideration for this Pre-Bid meeting may be agreed to, but in no event exceeding 150 calendar days.

A virtual Pre-Bid meeting has been scheduled for 3:00 PM, Tuesday August 20th, 2024.

In accordance with 49 CFR Part 29, a Disadvantaged Business Enterprise (DBE) Goal for this project has been set at 25%. All DBE firms used to meet this goal must be certified by the Pennsylvania Unified Certification Program (PA UCP). Certification as a DBE by the PA UCP is separate and distinct from other certification programs. The only source that should be used for verification of current eligibility of a DBE firm is the PA UCP website at www.paucp.com. Physical certification letters and/or expiration dates should not be requested from DBE.

The successful bidder shall commence work with adequate force and equipment on a date to be specified in a written order of the Owner and shall complete work within the time prescribed in the contract documents.

In the lower left-hand corner of the sealed proposal addressed to the Northumberland County Airport Authority, 1367 Airport Road, Paxinos, PA 17860.

Rehabilitate Runway 6-26

The Northumberland County Airport Authority, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 20004-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that every contract entered into pursuant to this advertisement, development and business opportunities will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

The Northumberland County Airport Authority reserves the right to reject any or all bids, to waive irregularities, and to re-advertise.

WANTED MP Binets Clean Copper \$40 to \$2.85 Clean Bricks \$2.25 to \$1.50 Cars... 60% Clean Alum... 50% Stainless... 32% Tin, Steel, Iron & Cars \$5.00 Industrial Post @ \$1.00 Monday-Friday 8am-6pm Sat. 8-Noon 570-759-2579 Rt. 11 Berwick

Jobs Advertise in the Classifieds Call 570-784-6151

Get a good Website? Include the URL in your ad

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MC FEDERAL CREDIT UNION
vs.
SHINGLER, KATHLEEN SARAH ANN (et al.)

Case Number
2024CV292

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 08/28/2024 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	74 SERVICE LANE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	7-15-24	Time:	1804
Deputy:	9	Mileage:	

Attorney / Originator:

Name:	WELTMAN, WEINBERG & REIS CO	Phone:	
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Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2024CV292

74 SERVICE LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MC FEDERAL CREDIT UNION
vs.
KATHLEEN SARAH ANN SHINGLER (et al.)

Case Number
2024CV292

SHERIFF'S RETURN OF SERVICE

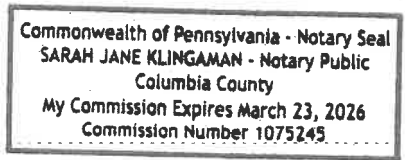
07/15/2024 06:04 PM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 74 SERVICE LANE, BLOOMSBURG, PA 17815.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 16, 2024



NOTARY

Affirmed and subscribed to before me this

16TH day of JULY, 2024

Plaintiff Attorney: WELTMAN, WEINBERG & REIS, CO. 965 KEYNOTE CIRCLE, BROOKLYN, OH 44131

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MC FEDERAL CREDIT UNION
vs.
SHINGLER, KATHLEEN SARAH ANN (et al.)

Case Number
2024CV292

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 58
Manner: Adult in Charge **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 08/28/2024 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: GAREY BITTENBENDER
Primary Address: 82 BUCKHORN ROAD
BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation: Tax Collector
Date: 9/17/24 **Time:** 2008
Deputy: 6 **Mileage:**

Attorney / Originator:

Name: WELTMAN, WEINBERG & REIS CO **Phone:**

Service Attempts:

Date: 6-10-24					
Time: 1106					
Mileage:					
Deputy: 61	2	3	4	5	6

Service Attempt Notes:

- No Answer L/C
- No Answer Card Gone.
-
-
-
-

BITTENBENDER, GAREY

2024CV292

82 BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

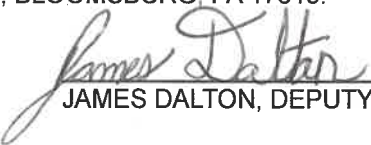


MC FEDERAL CREDIT UNION
vs.
KATHLEEN SARAH ANN SHINGLER (et al.)

Case Number
2024CV292

SHERIFF'S RETURN OF SERVICE

06/07/2024 DEPUTY JAMES DALTON, 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, TO WIT: KATHLEEN SARAH ANN SHINGLER AT 74 SERVICE LANE, BLOOMSBURG, PA 17815.


JAMES DALTON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 12, 2024

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

NOTARY

Affirmed and subscribed to before me this
12TH day of JUNE, 2024



Plaintiff Attorney: WELTMAN, WEINBERG & REIS CO, 965 KEYNOTE CIRCLE, BROOKLYN, OH 44131

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MC FEDERAL CREDIT UNION
vs.
KATHLEEN SARAH ANN SHINGLER (et al.)

Case Number
2024CV292

SHERIFF'S RETURN OF SERVICE

06/10/2024 09:39 AM - DEPUTY JAMES DALTON, 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 KATHLEEN SHINGLEI - EX WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR NATHANIEL GARY SHINGLER AT 74 SERVICE LANE, BLOOMSBURG, PA 17815.


JAMES DALTON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 12, 2024

NOTARY

Affirmed and subscribed to before me this

12TH day of JUNE, 2024

Plaintiff Attorney: WELTMAN, WEINBERG & REIS CO, 965 KEYNOTE CIRCLE, BROOKLYN, OH 44131

Handwritten signature

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MC FEDERAL CREDIT UNION
vs.
SHINGLER, KATHLEEN SARAH ANN (et al.)

Case Number
2024CV292

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 58

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

Notes: SALE DATE & TIME: 08/28/2024 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: * NATHANIEL GARY SHINGLER

Primary Address: 74 SERVICE LANE BLOOMSBURG, PA 17815 ??

Phone: **DOB:**

Alternate Address: Lives out in Garage

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kathleen Shingler

Relation: Ex-Wife

Date: 6-10-24 **Time:** 0939

Deputy: 6 **Mileage:**

Attorney / Originator:

Name: WELTMAN, WEINBERG & REIS CO **Phone:**

Service Attempts:

Date:	6-7-24					
Time:	1336					
Mileage:						
Deputy:	6	2	3	4	5	6

Service Attempt Notes:

1. No Answer while Subaru reg. to wife in drive way
- 2.
- 3.
- 4.
- 5.
- 6.

SHINGLER, NATHANIEL GA

2024CV292

74 SERVICE LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MC FEDERAL CREDIT UNION
vs.
SHINGLER, KATHLEEN SARAH ANN (et al.)

Case Number
2024CV292

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	58
Manner:	Adult in Charge	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 08/28/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	KATHLEEN SARAH ANN SHINGLER		
Primary Address:	74 SERVICE LANE BLOOMSBURG, PA 17815		
Phone:		DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:	Def		
Date:	6-10-24	Time:	0939
Deputy:	6	Mileage:	

Attorney / Originator:

Name:	WELTMAN, WEINBERG & REIS CO	Phone:	
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Service Attempts:

Date:	6-7-24					
Time:	1336					
Mileage:						
Deputy:	6	2	3	4	5	6

Service Attempt Notes:

- No Answer Car in drive way White Subaru reg. to Kathleen
-
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SHINGLER, KATHLEEN SAI

2024CV292

74 SERVICE LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MC FEDERAL CREDIT UNION
vs.
SHINGLER, KATHLEEN SARAH ANN (et al.)

Case Number
2024CV292

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 58	
Manner: Adult in Charge	Expires:	Warrant:
Notes: SALE DATE & TIME: 08/28/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name: OCCUPANT
Primary Address: 74 SERVICE LANE BLOOMSBURG, PA 17815
Phone: DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · <u>Posted</u> · Other	
Adult In Charge:	
Relation:	
Date: 6-7-24	Time: 1336
Deputy: 6	Mileage:

Attorney / Originator:

Name: WELTMAN, WEINBERG & REIS CO	Phone:
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Service Attempts:

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

Service Attempt Notes:

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-

OCCUPANT

2024CV292

74 SERVICE LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 06/06/2024

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

Ad ID: 137310
Description: Shingler Sale
Run Dates: 08/07/2024 - 08/21/2024
Class: 0002
Orig User: sshotwel
Words: 802
Lines: 96
Agate Lines: 258
Depth: 10.67
Blind Box:

Total Ad Cost \$1,832.90
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	08/07/2024	08/21/2024	3	1,832.90

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MC FEDERAL CREDIT UNION
vs.
SHINGLER, KATHLEEN SARAH ANN (et al.)

Case Number
2024CV292

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	58
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 08/28/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	HEMLOCK TOWNSHIP
Primary Address:	26 FIREHALL ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Denise Weaver		
Relation:	Township Secretary		
Date:	6/5/24	Time:	10:28
Deputy:	#7	Mileage:	

Attorney / Originator:

Name:	WELTMAN, WEINBERG & REIS CO	Phone:	
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Service Attempts:

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

Service Attempt Notes:

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HEMLOCK TOWNSHIP

2024CV292

26 FIREHALL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

18-07-003-05,000

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

MC FEDERAL CREDIT UNION

Plaintiff(s)

v.

NO: 2024-CV-292

2024-EO-58

KATHLEEN SARAH ANN SHINGLER AND
NATHANIEL GARY SHINGLER

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO:

Kathleen Sarah Ann Shingler
948 West Main Street
Bloomsburg PA 17815

Nathaniel Gary Shingler
948 West Main Street
Bloomsburg PA 17815

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

Sheriff's Office of Columbia County
Courthouse
Bloomsburg, PA 17815

on August 28th 2024 at 9:00 a.m. Eastern Standard Time, the following described real estate, of which Nathaniel Gary Shingler and Kathleen Sarah Ann Shingler are the owner(s) or reputed owner(s):

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF NATHANIEL GARY SHINGLER AND KATHLEEN SARAH ANN SHINGLER OF, IN AND TO ALL THE FOLLOWING DESCRIBED REAL ESTATE:

SITUATED IN THE TOWNSHIP OF HEMLOCK, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 74 SERVICE LANE, BLOOMSBURG, PA 17815. INSTRUMENT NO. 201010317, PARCEL NUMBER 18-07-003-05.

Add 25.00 Tax Sale Advertising
20.00 1st Class mailing
65.00 tax Sale fee

2022 + 2023 taxes
Due

2022 = 110.00

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MC FEDERAL CREDIT UNION
vs.
SHINGLER, KATHLEEN SARAH ANN (et al.)

Case Number
2024CV292

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	58
Manner:	Adult in Charge	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 08/28/2024 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:	Dob Hower			
Relation:	Clerk			
Date:	6-4-24	Time:	1349	
Deputy:	6	Mileage:		

Attorney / Originator:

Name:	WELTMAN, WEINBERG & REIS CO	Phone:	
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Service Attempts:

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

Service Attempt Notes:

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COLUMBIA COUNTY TAX C

2024CV292

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MC FEDERAL CREDIT UNION
vs.
SHINGLER, KATHLEEN SARAH ANN (et al.)

Case Number
2024CV292

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	58
Manner:	Adult in Charge	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 08/28/2024 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:	Clerk			
Date:	6-4-24	Time:	1353	
Deputy:	6	Mileage:		

Attorney / Originator:

Name:	WELTMAN, WEINBERG & REIS CO	Phone:	
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Service Attempts:

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

Service Attempt Notes:

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DOMESTIC RELATIONS OF 2024CV292 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MC FEDERAL CREDIT UNION
vs.
SHINGLER, KATHLEEN SARAH ANN (et al.)

Case Number
2024CV292

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	58
Manner:	Adult in Charge	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 08/28/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	COLUMBIA COUNTY TREASURERS OFFICE
Primary Address:	11 WEST MAIN STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Denise Boston		
Relation:	Clerk		
Date:	6-4-24	Time:	1350
Deputy:	6	Mileage:	

Attorney / Originator:

Name:	WELTMAN, WEINBERG & REIS CO	Phone:	
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Service Attempts:

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

Service Attempt Notes:

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COLUMBIA COUNTY TREA

2024CV292

11 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MC FEDERAL CREDIT UNION
vs.
SHINGLER, KATHLEEN SARAH ANN (et al.)

Case Number
2024CV292

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	58
Manner:	Adult in Charge	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 08/28/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	REGISTER OF WILLS
Primary Address:	35 WEST MAIN STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Holly Stewart		
Relation:	Chief Deputy		
Date:	6-4-24	Time:	1343
Deputy:	6	Mileage:	

Attorney / Originator:

Name:	WELTMAN, WEINBERG & REIS CO	Phone:	
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Service Attempts:

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

Service Attempt Notes:

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REGISTER OF WILLS

2024CV292

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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

MC FEDERAL CREDIT UNION

Plaintiff(s)

v.

NO: 2024-CV-292

KATHLEEN SARAH ANN SHINGLER AND
NATHANIEL GARY SHINGLER

2024 - CV - 58

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

STATE OF OHIO

)

)

SS:

COUNTY OF CUYAHOGA

)

MC Federal Credit Union, Plaintiff in the above action, sets forth as of the date of the Praecipe for the Writ of Execution was filed the following information concerning the real property of Nathaniel Gary Shingler and Kathleen Sarah Ann Shingler, located at 74 Service Lane, Bloomsburg, PA 17815 and is more fully described as follows:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF NATHANIEL GARY SHINGLER AND KATHLEEN SARAH ANN SHINGLER OF, IN AND TO ALL THE FOLLOWING DESCRIBED REAL ESTATE:

SITUATED IN THE TOWNSHIP OF HEMLOCK, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 74 SERVICE LANE, BLOOMSBURG, PA 17815. INSTRUMENT NO. 201010317, PARCEL NUMBER 18-07-003-05.

1. The name(s) and address(es) of the owner(s) or reputed owner(s):

Nathaniel Gary Shingler and Kathleen Sarah Ann Shingler
74 Service Lane
Bloomsburg, PA 17815

2. The name(s) and address(es) of the Defendants in the judgment:

Kathleen Sarah Ann Shingler
948 West Main Street
Bloomsburg, PA 17815

Nathaniel Gary Shingler
948 West Main Street
Bloomsburg, PA 17815

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

MC Federal Credit Union (Plaintiff)
390 Walnut St.
Danville, PA 17821

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

MC Federal Credit Union (Plaintiff)
390 Walnut St.
Danville, PA 17821

5. The name and address of every other person who has any record lien on the property:

NONE

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

NONE

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

Tax Claim Bureau
11 W Main St
Bloomsburg, PA 17815

Pennsylvania Department of Revenue
P.O. Box 281230
Harrisburg, PA 17022-1230

Inheritance Tax Bureau/Register of Wills
35 West Main Street
PO Box 380
Bloomsburg, PA 17814

Domestic Relations
11 W Main St,
Bloomsburg, PA 17815

County Treasurer
11 W Main St,
Bloomsburg, PA 17815

Berkheimer Tax Administrator
50 North Seventh Street
Bangor, PA 18013

Municipal Authority- Jeffrey Sutton
26 Firehall Road
Bloomsburg, PA 17815

Occupants
74 Service Lane
Bloomsburg, PA 17815

The information provided in the foregoing Affidavit is provided solely to comply with the Pennsylvania Rules of Civil Procedure 3129.1 and it is not intended to be a comprehensive abstract of the condition of the title of the real estate which is being sold under this execution. No person or entity is entitled to rely on any statements made herein in regard to the condition of the title of the property or to rely on any statement herein in formulating bids which might be made at the sale of the property.

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

Weltman, Weinberg & Reis Co., L.P.A.

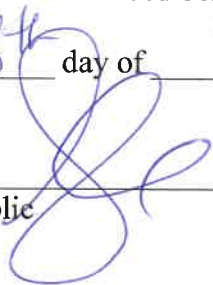


Benjamin N. Hoen, Esquire
PA I.D. No. 312786
965 Keynote Circle Cleveland, OH 44131-1829
Phone: 216-739-5629
Fax: 216-363-4034
Email: bhoen@weltman.com
WWR#: 10143131-3

Sworn to and subscribed before me

this 28th day of May, 2024.

Notary Public



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: June 4th, 2024

Re: Sheriffs Sale Advertising Dates

MC FEDERAL CREDIT UNION
VS.
KATHLEEN SARAH ANN AND NATHANIEL GARY SHINGLER

No.292 of 2024 J.D. and No. 58 of 2024 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week AUG 7TH 2024

2nd Week AUG. 14TH 2024

3rd Week AUG. 21ST 2024

SALE DATE: **AUGUST 28TH 2024 @ 9:00 a.m**

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

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

REAL ESTATE OUTLINE

ED # 2024ED 58

DATE RECEIVED 5-31-2024
DOCKET AND INDEX 2024 CV 292

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
COPY OF DESCRIPTION X
WHEREABOUTS OF LKA X
NON-MILITARY AFFIDAVIT (X) ✓ *4/3 email*
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# 97611484

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

SALE DATE Aug. 28th, 24 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK Aug 7th
2ND WEEK Aug 14th
3RD WEEK Aug 21st

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

MC FEDERAL CREDIT UNION

Plaintiff(s)

v.

NO: 2024-CV-292

2024-ED-58

KATHLEEN SARAH ANN SHINGLER AND
NATHANIEL GARY SHINGLER

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO:

Kathleen Sarah Ann Shingler
948 West Main Street
Bloomsburg PA 17815

Nathaniel Gary Shingler
948 West Main Street
Bloomsburg PA 17815

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

Sheriff's Office of Columbia County
Courthouse
Bloomsburg, PA 17815

on August 28th 2024 at 9:00 a.m. Eastern Standard Time, the following described real estate, of which Nathaniel Gary Shingler and Kathleen Sarah Ann Shingler are the owner(s) or reputed owner(s):

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF NATHANIEL GARY SHINGLER AND KATHLEEN SARAH ANN SHINGLER OF, IN AND TO ALL THE FOLLOWING DESCRIBED REAL ESTATE:

SITUATED IN THE TOWNSHIP OF HEMLOCK, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 74 SERVICE LANE, BLOOMSBURG, PA 17815. INSTRUMENT NO. 201010317, PARCEL NUMBER 18-07-003-05.

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of

MC Federal Credit Union
Plaintiff(s),

vs.

Nathaniel Gary Shingler and Kathleen Sarah Ann Shingler
Defendant(s)

at Execution Number 2024-CV-292 in the amount of \$92,594.03 with appropriate continuing interest, attorneys fees, and costs as set forth in the Praecipe for Writ of Execution.

Claims against the property must be filed with the Sheriff before the above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

The Writ of Execution has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The Writ of Execution has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. 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 NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

Columbia County Bar Association
LAWYER REFERRAL SERVICE
Court Administrator
Columbia County Courthouse
Bloomsburg, PA 17815
800-692-7375
<https://www.pabar.org/site/>

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a

petition to open or strike the judgment or a petition to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the Plaintiff has a valid claim to foreclose the mortgage or judgment.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution of service or demonstrate any other legal or equitable right.

YOU MAY ALSO HAVE THE RIGHT TO HAVE THE SHERIFF'S SALE SET ASIDE IF THE PROPERTY IS SOLD FOR A GROSSLY INADEQUATE PRICE OR, IF THERE ARE DEFECTS IN THE SHERIFF'S SALE. TO EXERCISE THIS RIGHT, YOU SHOULD FILE A PETITION WITH THE COURT AFTER THE SALE AND BEFORE THE SHERIFF HAS DELIVERED HIS DEED TO THE PROPERTY. THE SHERIFF WILL DELIVER THE DEED IF NO PETITION TO SET ASIDE THE SALE IS FILED WITHIN TEN (10) DAYS FROM THE DATE WHEN THE SCHEDULE OF DISTRIBUTION IS FILED IN THE OFFICE OF THE SHERIFF.

Weltman, Weinberg & Reis Co., L.P.A.

BL

Benjamin N. Hoen, Esquire

PA I.D. No. 312786

965 Keynote Circle Cleveland, OH 44131-1829

Phone: 216-739-5629

Fax: 216-363-4034

Email: bhoen@weltman.com

WWR#: 10143131-3

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

MC FEDERAL CREDIT UNION

Plaintiff(s)

v.

NO: 2024-CV-292

KATHLEEN SARAH ANN SHINGLER AND
NATHANIEL GARY SHINGLER

Defendant(s)

LONG FORM DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN TOWNSHIP OF HEMLOCK OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, CORNER OF LANDS NOW OR FORMERLY OF GLENN S. SEELEY AND THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF THOMAS X. MURPHY AND GERALDINE MURPHY, HIS WIFE; THENCE ALONG SAID SEELEY LANDS, SOUTH SEVENTY-NINE DEGREES FIVE MINUTES EAST, THREE HUNDRED FOUR AND SIXTY-FOUR HUNDREDTHS FEET (S. 79 DEGREES 5 MINUTES E. 304.64 SECONDS) TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF WILBUR Z. BERNINGER AND NELLIE M. BERNINGER, HIS WIFE; THENCE ALONG SAID BERNINGER LANDS. SOUTH TEN DEGREES TWENTY-FIVE MINUTES WEST TWO HUNDRED FIFTY-SEVEN FEET (S. 10 DEGREES 25 MINUTES W. 257 SECONDS) TO A POINT IN THE CENTER LINE OF TOWNSHIP ROAD NUMBER 347; THENCE ALONG THE CENTER LINE OF SAID TOWNSHIP ROAD NUMBER 347, NORTH EIGHTY-EIGHT DEGREES FORTY MINUTES WEST THREE HUNDRED SEVEN AND SEVENTY-FIVE HUNDREDTHS FEET (N. 88 DEGREES 40 MINUTES W. 307.75) TO A POINT IN LINE OF LAND NOW OR FORMERLY OF THE SAID THOMAS X. MURPHY ET UX; THENCE ALONG SAID MURPHY LANDS. NORTH TEN DEGREES TWENTY-FIVE MINUTES EAST THREE HUNDRED TEN FEET (N. 10 DEGREES 25 MINUTES E. 310 SECONDS) TO AN IRON PIN IN LINE OF LAND NOW OR FORMERLY OF THE SAID GLENN S. SEELEY, THE PLACE OF BEGINNING. CONTAINING 2 ACRES. THIS DESCRIPTION MADE IN ACCORDANCE WITH A SURVEY AND DRAFT BY LAWRENCE O, LABO, JUNE 28, 1973.

Commonly known as 74 Service Lane, Bloomsburg, PA 17815

Being Parcel No. 18-07-003-05

BEING THE SAME PREMISES WHICH DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-E, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES INABS 2006-E, UNDER POOLING AND SERVICING AGREEMENT DATED DEC. 1, 2006, BY ONEWEST BANK, FSB AS SUCCESSOR TO INDYMAC BANK, F.S.B., AS ITS ATTORNEY IN FACT, BY DEED DATED 10/13/2010, AND RECORDED 11/12/2010, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA AS DEED INSTRUMENT NO. 201010317 GRANTED AND CONVEYED UNTO NATHANIEL GARY SHINGLER AND KATHLEEN SARAH ANN SHINGLER, IN FEE.

Weltman, Weinberg & Reis Co., L.P.A.

OK

Benjamin N. Hoen, Esquire
PA I.D. No. 312786
965 Keynote Circle Cleveland, OH 44131-1829
Phone: 216-739-5629
Fax: 216-363-4034
Email: bhoen@weltman.com
WWR#: 10143131-3

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

MC FEDERAL CREDIT UNION

Plaintiff(s)

v.

NO: 2024-CV-292

2024-ED-58

KATHLEEN SARAH ANN SHINGLER AND
NATHANIEL GARY SHINGLER

Defendant(s)

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF NATHANIEL GARY SHINGLER AND
KATHLEEN SARAH ANN SHINGLER OF, IN AND TO ALL THE FOLLOWING DESCRIBED
REAL ESTATE:

SITUATED IN THE TOWNSHIP OF HEMLOCK, COUNTY OF COLUMBIA, COMMONWEALTH
OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND
NUMBERED AS 74 SERVICE LANE, BLOOMSBURG, PA 17815. INSTRUMENT NO. 201010317,
PARCEL NUMBER 18-07-003-05.

Weltman, Weinberg & Reis Co., L.P.A.

Chicago 312.782.9676
Cincinnati 513.723.2200
Cleveland 216.739.5100
Columbus 614.801.2600

965 Keynote Circle
Cleveland, OH 44131-1829
216/739-5100

Detroit 248.362.6100
Philadelphia 215.599.1500
Pittsburgh 412.434.7955
www.weltman.com

Hours of Operation:
Monday - Friday, 8 a.m. to 4:45 p.m.

May 28, 2024

RE: MC Federal Credit Union vs. Nathaniel Gary Shingler and Kathleen Sarah Ann Shingler

COURT # 2024-CV-292

DIRECTIONS TO SHERIFF OF COLUMBIA COUNTY

PLEASE **SERVE** NATHANIEL GARY SHINGLER AND KATHLEEN SARAH ANN SHINGLER OR ADULT IN CHARGE WITH THE NOTICE OF SALE AT 948 WEST MAIN STREET, BLOOMSBURG, PA 17815 OR 74 SERVICE LANE BLOOMSBURG, PA 17815.

*No House
Town of
Bloomsburg
2012*

Very Truly Yours,

Weltman, Weinberg & Reis Co., L.P.A.


Benjamin N. Hoen, Esquire

PA I.D. No. 312786

965 Keynote Circle Cleveland, OH 44131-1829

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www.weltman.com

Hours of Operation:
Monday - Friday, 8 a.m. to 4:45 p.m.


June 3, 2024

COLUMBIA COUNTY, PA.
INSTRUCTIONS TO THE SHERIFF,

MC Federal Credit Union vs Nathaniel Gary Shingler and Kathleen
Sarah Ann Shingler

Case Number: 2024-CV-292

PLEASE SERVE NATHANIEL GARY SHINGLER AND KATHLEEN SARAH ANN SHINGLER OR
ADULT IN CHARGE WITH THE NOTICE OF SALE AT 948 WEST MAIN STREET, BLOOMSBURG, PA
17815 OR 74 SERVICE LANE BLOOMSBURG, PA 17815.



Attorney for Plaintiff

WAIVER OF WATCHMAN

WAIVER OF WATCHMAN – Any deputy sheriff levying upon or attaching any property under within
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.



Weltman, Weinberg & Reis Co., L.P.A.

Benjamin N. Hoen, Esquire
PA I.D. No. 312786
965 Keynote Circle Cleveland, OH 44131-1829
Phone: 216-739-5629
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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

MC FEDERAL CREDIT UNION

Plaintiff(s)

v.

NO: 2024-CV-292

KATHLEEN SARAH ANN SHINGLER AND
NATHANIEL GARY SHINGLER

Defendant(s)

NON-MILITARY AFFIDAVIT

The undersigned is the duly authorized agent and/or attorney for the Plaintiff in the within matter and states as follows:

Affiant states that the within Affidavit is made pursuant to and in accordance with the Servicemembers' Civil Relief Act (SCRA), 50 U.S.C. App. 521.

Affiant further states that based upon investigation it is the affiant's belief that the Defendant(s), Kathleen Sarah Ann Shingler Jenkins and Nathaniel Gary Shingler are not on active duty in the military service.

Affiant further states that this belief is supported by the attached certificate from the Defense Manpower Data Center (DMDC), which states that the DMDC does not possess any information indicating that the below individual(s) is in the military service:

Kathleen Sarah Ann Shingler
948 West Main Street
Bloomsburg, PA 17815

Nathaniel Gary Shingler
948 West Main Street
Bloomsburg, PA 17815

Affiant further states that the averments contained herein are true and correct to the best of Affiant's knowledge, information and belief and that these averments are made subject to the penalties of 18 Pa C.S.A. §4904 relating to unsworn falsification to authorities.



Affiant

Sworn to and subscribed before me
this 3rd day of June, 2024.

Notary Public





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

SSN: XXX-XX-6035
 Birth Date:
 Last Name: SHINGLER
 First Name: NATHANIEL
 Middle Name: GARY
 Status As Of: May-24-2024
 Certificate ID: F6ZL2DGNNQ9NBKK

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
 4800 Mark Center Drive, Suite 04E25
 Alexandria, VA 22350



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

SSN: XXX-XX-7219
 Birth Date:
 Last Name: SHINGLER
 First Name: KATHLEEN
 Middle Name: SARAH ANN
 Status As Of: May-24-2024
 Certificate ID: PMJXBJHJVHQPW4

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

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

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

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

Sam Yousefzadeh

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

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

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

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

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

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV292

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, AUGUST 28, 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 LOT, PIECE OR PARCEL OF LAND SITUATE TOWNSHIP OF HEMLOCK OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN, CORNER OF LANDS NOW OR FORMERLY OF GLENN S. SEELEY AND THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF THOMAS X. MURPHY AND GERALDINE MURPHY, HIS WIFE; THENCE ALONG SAID SEELEY LANDS, SOUTH SEVENTY-NINE DEGREES FIVE MINUTES EAST, THREE HUNDRED FOUR AND SIXTY-FOUR HUNDREDTHS FEET (S. 79 DEGREES 5 MINUTES E. 304.64 SECONDS) TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF WILBUR Z. BERNINGER AND NELLIE M. BERNINGER, HIS WIFE; THENCE ALONG SAID BERNINGER LANDS, SOUTH TEN DEGREES TWENTY-FIVE MINUTES WEST TWO HUNDRED FIFTY-SEVEN FEET (S. 10 DEGREES 25 MINUTES W. 257 SECONDS) TO A POINT IN THE CENTER LINE OF TOWNSHIP ROAD NUMBER 347; THENCE ALONG THE CENTER LINE OF SAID TOWNSHIP ROAD NUMBER 347, NORTH EIGHTY-EIGHT DEGREES FORTY MINUTES WEST THREE HUNDRED SEVEN AND SEVENTY-FIVE HUNDREDTHS FEET (N. 8 DEGREES 40 MINUTES W. 307.75) TO A POINT IN LINE OF LAND NOW OR FORMERLY OF THE SAID THOMAS X. MURPHY AND GERALDINE MURPHY, HIS WIFE; THENCE ALONG SAID MURPHY LANDS, NORTH TEN DEGREES TWENTY-FIVE MINUTES EAST THREE HUNDRED TEN FEET (N. 10 DEGREES 25 MINUTES E. 310 SECONDS) TO AN IRON PIN IN LINE OF LAND NOW OR FORMERLY OF THE SAID GLENN S. SEELEY, THE PLACE OF BEGINNING. CONTAINING 2 ACRES. THIS DESCRIPTION MADE IN ACCORDANCE WITH A SURVEY AND DRAFT BY LAWRENCE O. LABO, JUNE 28, 1973.

Commonly known as 74 Service Lane, Bloomsburg, PA 17815

Being Parcel No. 18-07-003-05 BEING THE SAME PREMISES WHICH DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-E, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES INABS 2006-E, UNDER POOLING AND SERVICING AGREEMENT DATED DEC. 1, 2006, BY ONEWEST BANK, FSB AS SUCCESSOR TO INDYMAC BANK, F.S.B., AS ITS ATTORNEY IN FACT, BY DEED DATED 10/13/2010, AND RECORDED 11/12/2010, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA AS DEED INSTRUMENT NO. 201010317 GRANTED AND CONVEYED UNTO NATHANIEL GARY SHINGLER AND KATHLEEN SARAH ANN SHINGLER, IN FEE.

PROPERTY ADDRESS: 74 SERVICE LANE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-07-003-05

Seized and taken into execution to be sold as the property of KATHLEEN SARAH ANN SHINGLER, NATHANIEL GARY SHINGLER in suit of MC FEDERAL CREDIT UNION.

WELTMAN, WEINBERG & REIS CO., LPA

965 KEYNOTE CIRCLE
BROOKLYN HEIGHTS, OH 44131

REDG COURT COST

TWO THOUSAND DOLLARS AND 00 CENTS

Pay
to the Order of:

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

KEY BANK
CLEVELAND, OH
6-103/4/10

97011484

DATE	AMOUNT
5/28/2024	\$2,000.00

Void After 90 Days

Paul B. Weisman
AUTHORIZED SIGNATURE

⑈97011484⑈ ⑆041001039⑆ 359681565628⑈

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