

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 274292	Invoice Date: 01/28/2025 4:03:57 PM	RECEIPT	Reg/Drw ID: 0102
Customer: COLUMBIA COUNTY SHERIFF OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$3,748.45	202500619 01/28/25 4:04:00 PM	SCOTT TOWNSHIP
	Grantor - LEWIS, MELODY L			
	Grantee - MALATESTA DEVELOPMENT LLC			
	Consideration - \$63,600.00			
	Tax Basis - \$183,785.18			
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$1,837.85		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.50		
	RECORDING FEES - RECORDER	\$13.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	CENTRAL COLUMBIA AREA SCHOOL REALTY TAX	\$918.93		
	SCOTT TOWNSHIP	\$918.92		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	<u>\$3,748.45</u>		
	PAYMENTS			
	CHECK: 9560 - COLUMBIA COUNTY SHERIFF OFFICE	\$72.75		
	CHECK: 9557 - COLUMBIA COUNTY SHERIFF OFFICE	\$1,837.85		
	CHECK: 9558 - COLUMBIA COUNTY SHERIFF OFFICE	\$1,837.85		
	TOTAL PAYMENTS	<u>\$3,748.45</u>		
	AMOUNT DUE	\$3,748.45		
	PAYMENT ON INVOICE	(\$3,748.45)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S SALE

Distribution Sheet

PNC Bank vs. Melody Lewis et al
 NO. 1388-2023 JD DATE OF SALE: October 30, 2024
 NO. 63-2024 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) October 30, 2024 and (time) 9 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 Malatesta Development for the price or sum of 63600.00 Dollars. Malatesta Development 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>63600.00</u>	
Poundage			
Transfer Taxes			
Total Needed to Purchase	\$	<u>63600.00</u>	
Amount Paid Down			
Balance Needed to Purchase		<u>63600.00</u>	

EXPENSES:

Columbia County Sheriff - Costs	\$	<u>436,50</u>	
Poundage		<u>1272,00</u>	\$
Newspaper			<u>217,130</u>
Printing			
Solicitor			<u>150,00</u>
Columbia County Prothonotary			<u>10,00</u>
Columbia County Recorder of Deeds -		Deed copy work	<u>72,75</u>
		Realty transfer taxes	<u>1837,85</u>
		State stamps	<u>1837,85</u>
Tax Collector (<u>-0-</u>
Columbia County Tax Assessment Office			<u>15,00</u>
State Treasurer			<u>60,00</u>
Other: <u>Lion Search</u>			<u>250,00</u>
<u>web Postng</u>			<u>100,00</u>

TOTAL EXPENSES: \$ 8213.25

Total Needed to Purchase	\$	<u>63600.00</u>	
Less Expenses		<u>8213.25</u>	
Net to First Lien Holder		<u>55386.75</u>	
Plus Deposit		<u>1500,00</u>	
Total to First Lien Holder	\$	<u>56886.75</u>	

Sheriff's Office, Bloomsburg, Pa. }

So answers [Signature] Sheriff

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

PNC BANK NA

VS MELODY & RICHARD LEWIS

NO. 63-2024 ED

NO. 1388-2023 JD

DATE/TIME OF SALE: OCTOBER 30, 2024

BID PRICE (INCLUDES COST)

\$ 63600.00

POUNDAGE - 2% OF BID

\$ 1272.00

TRANSFER TAX - 2% OF FAIR MKT

\$ _____

MISC. COSTS

\$ _____

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 64872.00

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: Malatesta Development LLC

PURCHASER(S) SIGNATURE(S): 374 Moltzville Rd.

Bank

TOTAL DUE: \$ 64872.00

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK NATIONAL ASSOC
vs.
MELODY L LEWIS (et al.)

Case Number
2023CV1388

PROPERTY ADDRESS

1912 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
06/17/2024	Advance Fee	Advance Fee	851337	\$0.00	\$1,500.00
06/17/2024	Advertising Sale (Newspaper)			\$15.00	\$0.00
06/17/2024	Advertising Sale Bills & Copies			\$17.50	\$0.00
06/17/2024	Crying Sale			\$10.00	\$0.00
06/17/2024	Docketing			\$15.00	\$0.00
06/17/2024	Levy			\$15.00	\$0.00
06/17/2024	Mailing Costs			\$24.00	\$0.00
06/17/2024	Posting Handbill			\$15.00	\$0.00
06/17/2024	Poundage			\$1,272.00	\$0.00
06/17/2024	Press Enterprise Inc.			\$2,171.30	\$0.00
06/17/2024	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
06/17/2024	Sheriff Automation Fund			\$50.00	\$0.00
06/17/2024	Sheriff's Deed			\$35.00	\$0.00
06/17/2024	Solicitor Services			\$150.00	\$0.00
06/17/2024	Transfer Tax Form			\$25.00	\$0.00
06/17/2024	Web Posting			\$100.00	\$0.00
08/20/2024	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	Distribution Form			\$25.00	\$0.00
10/16/2024	Copies			\$5.00	\$0.00
10/16/2024	Notary Fee			\$15.00	\$0.00
10/16/2024	Tax Claim Search			\$15.00	\$0.00
10/16/2024	Surcharge			\$60.00	\$0.00
10/16/2024	Recording Fees			\$72.75	\$0.00
10/30/2024	Recorder, Lien Search			\$250.00	\$0.00
10/30/2024	Transfer Taxes (Local)			\$1,837.85	\$0.00
10/30/2024	Transfer Taxes (State)			\$1,837.85	\$0.00
				\$8,213.25	\$1,500.00

✓36,500

TOTAL BALANCE: \$(6,713.25)

FRED M MALATESTA
374 MARTZVILLE RD
BERWICK, PA 18603

2133

60-712/313

11/27/24

Date: CHECK AMOUNT

PAUSE PROTECTION

Pay to the Order of Columbia County Sheriff's Office

\$ 500.00

five hundred &

Dollars

Photo Safe Deposit Details on back

First Keystone COMMUNITY BANK

For Sheriff Sales 1912 Old Dale Rd
187-249-1000



⑆031307125⑆ 01 91318 506⑈ 2133

7



**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC**

LAW OFFICES

*A professional limited liability company organized in the
State of Florida*

Richard Citron, Esq.
Managing Partner, NJ and PA Offices
Admitted in PA, NJ and NY

133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
Phone: 855-225-6906
Fax: 866-381-9549
www.raslegalgroup.com

James Robertson, Esq.
deceased
Everett Anschutz, Esq. TX Bar
David J. Schneid, Esq. FL Bar
John T. Crane, Esq. GA, and
TX Bar

**Columbia County Sheriff Office
35 West Main Street. Bloomsburg, PA 17815**

Re: **PNC BANK, NATIONAL ASSOCIATION**

vs.

MELODY L. LEWIS; RICHARD A. LEWIS

**Property: 1912 OLD BERWICK RD. BLOOMSBURG, PA 17815
COLUMBIA County C.C.P. No.: 2023-CV-0001388
Sheriff's Sale Date: October 30, 2024**

Dear Sir or Madam:

As you know, the above referenced property was purchased by a third party at the **October 30, 2024** sheriff's sale for **\$63,600.00**.

Please be advised the plaintiff, **PNC BANK, NATIONAL ASSOCIATION** is entitled to recoup **\$165,408.83**. That figure represents the total mortgage debt as of the date of sheriff's sale.

Please note that this does not include the sheriff's deposit which is to be refunded.

Please advise promptly if there are any problems in this regard.

Sincerely,

Edward Cotter

Ed Cotter
Post-Sale Legal Assistant

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
PNC BANK NATIONAL ASSOC

vs.

Defendant
MELODY L LEWIS
RICHARD LEWIS
RICHARD LEWIS
RICHARD LEWIS

Attorney for the Plaintiff:
RAS LAVRAR LAW OFFICES
1133 SOUTH UNIVERSITY DRIVE
2ND FLOOR
PLANTATION, FL 33324

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

Writ of Execution No. : 2023CV1388

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 1912 OLD BERWICK ROAD, 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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$2,171.30
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	\$10.00
Service	\$150.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$15.00
Tax Claim Search	\$15.00
Surcharge	\$60.00

Postponed to: 10/30/2024

Total Sheriff Costs \$2,942.80

Distribution Costs

Recording Fees	\$72.75
Total Distribution Costs	\$72.75

Grand Total: \$3,015.55

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



Plaintiff
PNC BANK NATIONAL ASSOC

vs.

Defendant
MELODY L LEWIS
RICHARD LEWIS
RICHARD LEWIS
RICHARD LEWIS

Attorney for the Plaintiff:
RAS LAVRAR LAW OFFICES
1133 SOUTH UNIVERSITY DRIVE
2ND FLOOR
PLANTATION, FL 33324

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

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Prothonotary, Acknowledge Deed		\$10.00
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Web Posting		\$100.00
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Service		\$150.00
Service Mileage		\$10.00
Distribution Form		\$25.00
Copies		\$5.00
Notary Fee		\$15.00
Tax Claim Search		\$15.00
Surcharge		\$60.00

Total Sheriff Costs \$2,942.80

Distribution Costs

Recording Fees \$72.75

Total Distribution Costs \$72.75

Grand Total: \$3,015.55

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

PNC BANK, NATIONAL ASSOCIATION Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2023-CV-0001388
MELODY L. LEWIS; RICHARD A. LEWIS Defendant(s)	

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P 3129.2

Plaintiff, by and through its undersigned counsel, says that:

1. On 06/21/2024 & 07/05/2024, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant(s) by a private process server. A copy of the(se) service return(s) is/are attached hereto and made part hereof as Exhibit "A."
2. On 07/12/2024, a copy of the Notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made part hereof as Exhibit "B."
3. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "C."

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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. sec. 4904 relating to unsworn falsification to authorities.

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
A Florida Professional Limited Liability Company

Date: 10/24/24

By: Nicole C. Rizzo
/Nicole C. Rizzo, Esquire, ID No. 332712
_Cierra Zadiyah Mendez, Esquire, ID No. 334198
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

PNC BANK, NATIONAL ASSOCIATION Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2023-CV-0001388
MELODY L. LEWIS; RICHARD A. LEWIS Defendant(s)	

AFFIDAVIT PURSUANT TO RULE 3129.1

PNC BANK, NATIONAL ASSOCIATION, Plaintiff in the above action, by the undersigned attorney, **Robertson, Anschutz, Schneid, Crane & Partners, PLLC** sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **1912 OLD BERWICK RD BLOOMSBURG, PA 17815**.

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

Melody L. Lewis
155 Buckhorn Road
Bloomsburg PA, 17815

Richard A. Lewis
14 Neyhart Road, Lot B3
Orangeville, PA 17859

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

Melody L. Lewis
155 Buckhorn Road
Bloomsburg PA, 17815

Richard A. Lewis
14 Neyhart Road, Lot B3
Orangeville, PA 17859

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

None

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

PNC BANK, NATIONAL ASSOCIATION
3232 Newmark Drive
Miamisburg, OH 45342

23-159806

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

None

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

Commonwealth of PA
Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Tenants/Occupants
1912 Old Berwick Road
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
11 W. Main Street, Main Street County Annex
Bloomsburg, PA 17815

Columbia County Domestic Relations Section
11 W. Main Street
Bloomsburg, PA 17815

Columbia County Probation Department
35 W. Main Street
Bloomsburg, PA 17815

Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

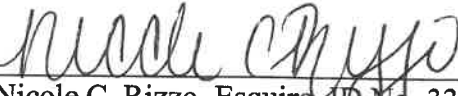
7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

None

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

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
A Florida Professional Limited Liability Company

Date: 10/24/24

By: 
/ Nicole C. Rizzo, Esquire, ID No. 332712
_ Cierra Zadiyah Mendez, Esquire, ID No. 334198
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

PNC BANK, NATIONAL ASSOCIATION Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2023-CV-0001388
MELODY L. LEWIS; RICHARD A. LEWIS Defendant(s)	

AFFIDAVIT OF SERVICE

The undersigned hereby certifies Defendant(s) MELODY L. LEWIS; RICHARD A. LEWIS was served a true and correct copy of the above-captioned Notice of Sale as follows:

By handing a copy to Kenneth Scott (Boyfriend) who accepted service for Melody at
155 BUCKHORN ROAD, BLOOMSBURG, PA 17815

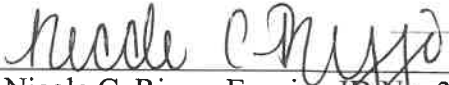
By handing a copy to Jacob Bouderman (Step-Son) who accepted service for Richard A. Lewis at
14 NEWHART ROAD, LOT B3, ORANGEVILLE, PA 17859

The proof of service is attached hereto as Exhibit "A".

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

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
A Florida Professional Limited Liability Company

Date: 10/24/24

By: 
/ Nicole C. Rizzo, Esquire, ID No. 332712
_ Cierra Zadiyah Mendez, Esquire, ID No. 334198
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906

PNC BANK, NATIONAL ASSOCIATION Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2023-CV-0001388
MELODY L. LEWIS; RICHARD A. LEWIS Defendant(s)	

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: Case Records of the Appellate and Trial Court* that require filing confidential information and documents differently than non-confidential information and documents.

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC

A Florida Professional Limited Liability Company

Date: 10/24/24

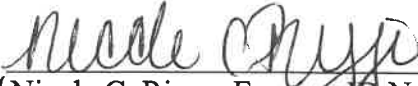
By: 
/ Nicole C. Rizzo, Esquire, ID No. 332712
_ Cierra Zadiyah Mendez, Esquire, ID No. 334198
Attorney for Plaintiff

EXHIBIT A

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

PNC BANK, NATIONAL ASSOCIATION Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2023-CV-0001388
MELODY L. LEWIS; RICHARD A. LEWIS Defendant(s)	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MELODY L. LEWIS
155 BUCKHORN ROAD BLOOMSBURG PA, 17815

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

Your house (real estate) at **1912 OLD BERWICK RD BLOOMSBURG, PA 17815** is scheduled to be sold at the Sheriff's Sale on August 28, 2024 at 9:00 am, to enforce the court judgment of **\$95,662.86**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. If the sale is postponed, the new date will be announced at the time of sale.

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

To prevent this Sheriff's sale, you must take **immediate action**:

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and attorney's fees due. To find out how much you must pay, you may call: 855-225-6906.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 855-225-6906.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 855-225-6906.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(570)784-8760

PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
PO BOX 186
HARRISBURG, PA 17108
1-800-692-7375

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

PNC BANK, NATIONAL ASSOCIATION Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2023-CV-0001388
MELODY L. LEWIS; RICHARD A. LEWIS Defendant(s)	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

RICHARD A. LEWIS
14 NEYHART ROAD, LOT B3, ORANGEVILLE, PA 17859

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Your house (real estate) at **1912 OLD BERWICK RD BLOOMSBURG, PA 17815** is scheduled to be sold at the Sheriff's Sale on August 28, 2024 at 9:00 am, to enforce the court judgment of **\$95,662.86**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. If the sale is postponed, the new date will be announced at the time of sale.

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

To prevent this Sheriff's sale, you must take **immediate action**:

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and attorney's fees due. To find out how much you must pay, you may call: 855-225-6906.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 855-225-6906.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 855-225-6906.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(570)784-8760

PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
PO BOX 186
HARRISBURG, PA 17108
1-800-692-7375

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
AFFIDAVIT OF SERVICE

PNC BANK, NATIONAL ASSOCIATION
Plaintiff (Petitioner)

2023-CV-0001388

vs.

MELODY L. LEWIS; RICHARD A. LEWIS
Defendant (Respondent)

I, Denise Hinkle declare that I am a Pennsylvania State Constable and/or a Process Server, in and for the County of Berks, that I am not a party to this action, not an employee of a party to this action, or an attorney to the action, and that within the boundaries of the state where service was effected. I was authorized by law to perform the said service.

SERVICE UPON: MELODY L. LEWIS

ADDRESS: 155 Buckhorn Rd, Bloomsburg, PA 17815, USA

ON: 6/21/2024

AT: 8:58:00 PM

With documents: NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Manner of Service

SERVED TO: KENNETH SCOTT (BOYFRIEND/CO-RESIDENT).
DESCRIPTION: RACE: WHITE, SEX: MALE, AGE: 57, HEIGHT: 5'6", WEIGHT: 265, HAIR COLOR: BROWN

COMMENTS:

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 21 DAY OF
JUNE, 2024

NOTARY

Denise Hinkle

CONSTABLE / PROCESS SERVER

Civil Action Group, Ltd.
APS International Plaza
7800 Glenroy Road
Minneapolis, MN 55439-3122

Commonwealth of Pennsylvania - Notary Seal
Eric M. Afflerbach, Notary Public
Berks County
My Commission Expires November 18, 2025
Commission Number 1000860

APS File # 167401-0001

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA
AFFIDAVIT OF SERVICE

PNC BANK, NATIONAL ASSOCIATION
Plaintiff (Petitioner)

2023-CV-0001388

vs.

MELODY L. LEWIS; RICHARD A. LEWIS
Defendant (Respondent)

I, Denise Hinkle declare that I am a Pennsylvania State Constable and/or a Process Server, in and for the County of Berks, that I am not a party to this action, not an employee of a party to this action, or an attorney to the action, and that within the boundaries of the state where service was effected. I was authorized by law to perform the said service.

SERVICE UPON: RICHARD A. LEWIS

ADDRESS: 14 NEWHART RD, LOT B3, ORANGEVILLE PA 17859

ON: 7/5/2024

AT: 11:30:00 AM

With documents: NOTICE OF SHERIFF SALE OF REAL PROPERTY

Manner of Service

SERVED TO: JACOB BOUDERMAN (STEP-SON).

DESCRIPTION: RACE: WHITE, SEX: MALE, AGE: 26, HEIGHT: 5'7", WEIGHT: 165, HAIR COLOR: BROWN

COMMENTS:

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 8 DAY OF
July, 2024

NOTARY

Denise Hinkle

CONSTABLE / PROCESS SERVER

Civil Action Group, Ltd.
APS International Plaza
7800 Glenroy Road
Minneapolis, MN 55439-3122

Commonwealth of Pennsylvania - Notary Seal
Eric M. Afflerbach, Notary Public
Berks County
My Commission Expires November 18, 2025
Commission Number 1000860

APS File # 167401-0003

EXHIBIT B

**Robertson, Anschutz, Schneid,
Crane & Partners, PLLC**
A Florida Limited Liability Company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
Katie Hart

Name and Address of Sender

Registered
 Insured
 COD
 Certified

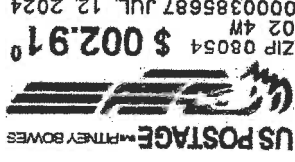
Return Receipt for Merchandise
 Int'l Recorded Del.
 Express Mail

Check appropriate block for Registered Mail:
 With Postal Insurance
 Without postal Insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee Remarks
1	2023-CV-0001388	Commonwealth of PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230 Tenants/Occupants 1912 Old Berwick Road Bloomsburg, PA 17815 Columbia County Tax Claim Bureau 11 W. Main Street, Main Street County Annex Bloomsburg, PA 17815 Columbia County Domestic Relations Section 11 W. Main Street Bloomsburg, PA 17815 Columbia County Probation Department 35 W. Main Street Bloomsburg, PA 17815 Columbia County Courthouse 35 West Main Street Bloomsburg, PA 17815	US POSTAGE ZIP 08054 \$ 002.91 ⁰ 02 4M 0000385687 JUL 12 2024									
4	8/28/2024											
5												
6												
7												
8												
9												
10												
Total number of Pieces Listed by Sender			Total Number of Pieces Received at Post Office			Postmaster, Per (Name of Receiving Employee)						
6			4			SK						



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$300,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

PS Form 3877, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

Lewis - RAS #23-159806 (Columbia County)

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

PNC BANK, NATIONAL ASSOCIATION Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2023-CV-0001388
MELODY L. LEWIS, ET AL Defendant(s)	MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

Owner(s): MELODY L. LEWIS; RICHARD A. LEWIS

Property: 1912 OLD BERWICK RD., BLOOMSBURG, PA 17815

Improvements: RESIDENTIAL DWELLING

Judgment amount: \$95,662.86

The above captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on August 28, 2024 at 9:00 AM, to enforce the Court Judgment of \$95,662.86, obtained by the Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

If the sale is set aside for any reason, the purchaser shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the mortgagor, the mortgagee, or the mortgagee's attorney.

If you have any questions regarding the type of lien or the effect of the Sheriff's sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as we are not permitted to give you legal advice.

1388-23
63-24

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>15.00</u>	
TOTAL *****		\$ <u>376.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>241.30</u>	
SOLICITOR'S SERVICES	\$150.00	
TOTAL *****		\$ <u>241.30</u>

8-7, 14, 21

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>72.75</u>	
TOTAL *****		\$ <u>82.75</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	\$ _____
TOTAL *****		\$ <u>0-</u>

SURCHARGE FEE (DSTE)		\$ <u>60.00</u>
MISC.		\$ _____
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 3005.55

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 06/20/2024

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

Ad ID: **143830**
Description: **Lewis Sale**
Run Dates: **08/07/2024 - 08/21/2024**
Class: **0002**
Orig User: **sshotwel**
Words: **1008**
Lines: **114**
Agate Lines: **306**
Depth: **12.67**
Blind Box:

Total Ad Cost \$2,171.30
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	08/07/2024	08/21/2024	3	2,171.30

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

ATTORNEYS FOR PLAINTIFF

Alexander D. Lassoff, Esquire, ID No.: 331661

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

(855) 225-6906

alassoff@raslg.com

PNC BANK, NATIONAL ASSOCIATION Plaintiff	COURT OF COMMON PLEAS
vs.	COLUMBIA COUNTY
MELODY L. LEWIS RICHARD A. LEWIS Defendants	NO.: 2023-CV-0001388

CERTIFICATE OF SERVICE

I, Alexander D. Lassoff, Esquire, hereby certify true and correct copies of Court Order dated September 26, 2024 granting Plaintiff's Motion for Reassessment of Damages, Certificate of Compliance, and this Certificate of Service were sent via first class mail, on the date listed below, to the following parties:

RICHARD A. LEWIS
14 NEYHART ROAD, LOT B3
ORANGEVILLE, PA 17859

MELODY L. LEWIS
155 BUCKHORN ROAD
BLOOMSBURG, PA 17815

RICHARD A. LEWIS
1912 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

COLUMBIA COUNTY SHERIFF'S
OFFICE
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
A Florida professional limited liability company

Date: 10-1-2024

By: 
Alexander D. Lassoff, Esquire, ID No. 331661
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

ATTORNEYS FOR PLAINTIFF

Alexander D. Lassoff, Esquire, ID No.: 331661

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

(855) 225-6906

alassoff@raslg.com

PNC BANK, NATIONAL ASSOCIATION Plaintiff	COURT OF COMMON PLEAS
vs.	COLUMBIA COUNTY
MELODY L. LEWIS RICHARD A. LEWIS Defendants	NO.: 2023-CV-0001388

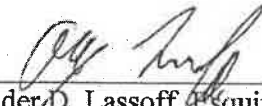
CERTIFICATE OF COMPLIANCE

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

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC

A Florida professional limited liability company

Date: 10-1-2024

By: 
Alexander D. Lassoff, Esquire, ID No. 331661
Attorney for Plaintiff

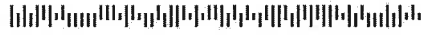
2284329 - 1.125oz-C



133 Gaither Drive Suite F
Mount Laurel NJ 08054



\$0.97
US POSTAGE
FIRST-CLASS
FROM 08054
10/01/2024
Stamps



COLUMBIA COUNTY SHERIFF'S OFFICE
35 W MAIN ST
COLUMBIA COUNTY COURTHOUSE
BLOOMSBURG PA 17815-1702

FILED
PROTHONOTARY

2024 SEP 13 PM 2:48

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

ATTORNEYS FOR PLAINTIFF

Cierra Mendez, Esquire, PA ID No.: 334198

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

cmendez@raslg.com

PNC BANK, NATIONAL ASSOCIATION
Plaintiff

v.

MELODY L. LEWIS; RICHARD A. LEWIS
Defendant(s)

COURT OF COMMON PLEAS OF

COLUMBIA COUNTY

NO.: 2023-CV-0001388

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for **8/28/2024** for the above-captioned matter has been continued until **10/30/2024 at 9:00AM.**

Robertson Anschutz, Schneid, Crane &
Partners, PLLC

A Florida professional limited liability company

Date: 9/12/2024

By: Cierra Mendez
Cierra Mendez, Esquire, ID No. 334198
Attorneys for Plaintiff

RASTM
**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC**
LAW OFFICES
*A professional limited liability company organized in the
State of Florida*

Richard Citron, Esq.
Managing Partner, NJ and PA Offices
Admitted in PA, NJ and NY

133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
Phone: 855-225-6906
Fax: 866-381-9549
www.raslegalgroup.com

James Robertson, Esq.
deceased
Everett Anschutz, Esq. TX Bar
David J. Schneid, Esq. FL Bar
John T. Crane, Esq. GA, and
TX Bar

September 12, 2024

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

Re: PNC BANK, NATIONAL ASSOCIATION VS. MELODY L. LEWIS; RICHARD A. LEWIS
COLUMBIA County Docket No.: 2023-CV-0001388

Dear Sir or Madam,

Enclosed please find a copy of the Notice of the Date of Continued Sheriff's Sale, and the Certificate of Filing for the above captioned matter.

Thank you for your assistance with this matter.

Very truly yours,

Laura Tracy

Legal Assistant

Enclosures

cc: MELODY L. LEWIS; RICHARD A. LEWIS

* Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for the purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Cierra Mendez, Esquire, PA ID No.: 334198
133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
(855) 225-6906
cmendez@raslg.com

PNC BANK, NATIONAL ASSOCIATION Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY NO.: 2023-CV-0001388
v.	
MELODY L. LEWIS; RICHARD A. LEWIS Defendant(s)	

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for **8/28/2024** for the above-captioned matter has been continued until **10/30/2024 at 9:00AM.**

Robertson Anschutz, Schneid, Crane &
Partners, PLLC
A Florida professional limited liability company

Date: 9/12/2024

By: cierra mendez
Cierra Mendez, Esquire, ID No. 334198
Attorneys for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

ATTORNEYS FOR PLAINTIFF

Cierra Mendez, Esquire, PA ID No.: 334198

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

cmendez@raslg.com

PNC BANK, NATIONAL ASSOCIATION Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2023-CV-0001388
MELODY L. LEWIS; RICHARD A. LEWIS Defendant(s)	

CERTIFICATE OF FILING

I, Cierra Mendez, Esquire, hereby certify the Notice of the Date of Continued Sheriff's Sale for the above-captioned matter was filed with the COLUMBIA County Office of Prothonotary on the date set forth below.

Robertson Anschutz, Schneid, Crane &
Partners, PLLC

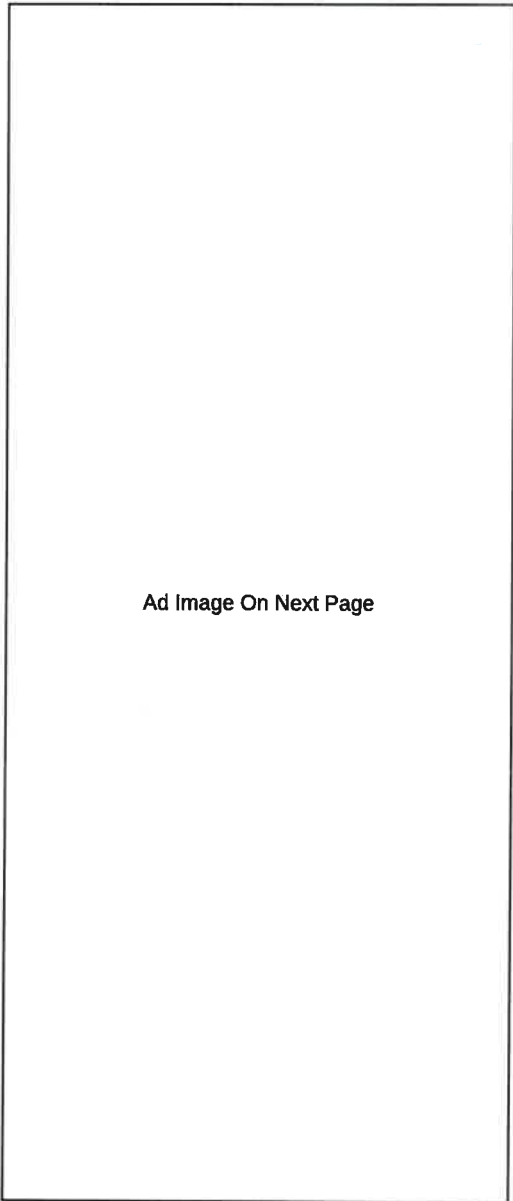
A Florida professional limited liability company

Date: 9/12/2024

By: Cierra Mendez
Cierra Mendez, Esquire, ID No.: 334198
Attorneys for Plaintiff

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

[Handwritten signature]

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

[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
IT'S FREE to advertise your merchandise (UNDER \$100 OR LESS)
ADS MUST BE SUBMITTED ONLINE AT:
pressenterpriseonline.com
CLOSING TIME: Monday 12 Noon (Eastern Standard Time)
1. click CLASSIFIEDS 2. click PLACE AN AD 3. fill in your ad
Send your ads early as they place an ad of order as they appear.

DRIVE-THRU HOURS:
M-F 8:00am-3:00pm
Our Drive-Off Box at the Drive-Thru is available 24/7
MISSED PAPER?
Call our Customer Service Team at
570-784-2171 (option 1)

PLACING CLASSIFIED ADS
e-mail: classifieds@pressenterprise.net
a website: pressenterpriseonline.com
Call: 570-784-6153 (Mon-Fri 9am-3pm)

INVITATION TO BID
Anthony Township will receive sealed bids for the Anthony Township Demolition Project located in Anthony Township, The Township will receive bids through PennBid or the offices of R K Webster, LLC, 513 Jordan Avenue, Mount Laurel, PA 17754, until 1:00 PM, Local Prevailing Time, Thursday, September 5, 2024, at which time and place, all bids will be publicly opened and read aloud. The work includes but not limited to, demolishing and hauling away the structure at 4822 Muncy Exchange Rd, Turbotville, PA 17772, including all debris and apparatuses (hvac, site clearing, traffic control, grading, piling, mulching the ultimate vegetation stabilization are also included. Asbestos-containing materials inspection, analysis, and findings report has been completed and will be provided to bidders. Contractor shall be responsible for all permits and fees associated with this Project.
Engineer will conduct a nonmandatory pre-bid meeting at 10:00 A.M., Wednesday, August 28, 2024 at the Anthony Township Building, 1391 White Hall Road, Turbotville, 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 offices of R K Webster, LLC, 513 Jordan Avenue, Mount Laurel, PA 17754 at a cost of \$200.00. Bids will only be accepted from bidders who have purchased the Contract Documents from R K Webster, LLC or those bidding online through PennBid.

A certified check or bank draft payable to the order of Anthony Township, or a satisfactory bid bond executed by the bidder and an irrevocable 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 credit construction work for contracts in excess of \$10,000. Anthony Township is utilizing federal funds for this project and Anthony Township has adopted a Minority and Women Business Enterprise (MWBE/WBE) plan in accordance with Executive Order 11825, 12138, and 12452 and a Section 3 Action Plan in accordance with Title 24 Part 75 Code of Federal Regulations. As such, the bidders/offers must submit documentary evidence of minority and women business enterprises and Section 3 business concerns who have been contacted and to whom commitments have been made. Documentation of such solicitations and commitments shall be identified with the bid.

Moreover, the CONTRACTOR shall strive to meet the MWBE goal of 5% and the WBE goal of 5% 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 75.15; 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 its Section 3 Action Plan, may provide bid preference to a bidder who is a Section 3 business concern. MWBE/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 90 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 of the bids, to waive any irregularities, or to negotiate contract amendments.

© SEDA Council of Government

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023OCV1388
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.

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 and along or by the corner of 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, 1 1/2 feet to a stake, the corner of other land now or formerly of J. Lee Heller and wife; THENCE along the Northern line of other land 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 - East or West of the known as Lido, 20 as shown on a certain map or plan prepared for the use of J. Lee Heller by Boyd Testout, Civil Engineer; PARCEL NO. 1.

ALL THAT CERTAIN piece, parcel or tract of land situated in Scott Township, Columbia County, Pennsylvania, being bounded and described as follows: BEGINNING at a stake, said stake being found on the Southwest corner of land now or formerly of William H. and Barbara J. Yuhus, said stake being 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 78 degrees 10 minutes 35 seconds East 99.96 feet to a stake; THENCE continuing along land now or formerly of William H. and Barbara J. Yuhus, North 77 degrees 05 minutes 35 seconds East, 1.00 feet to a stake at the Southeast corner of the BVH Partnership, said stake being also being the Northwest corner of land now or formerly of Nelson L. and Caroline M. Creazy, passing through a stake 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 5013 feet to a point on 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 stake being found on the beginning of the course, North 22 degrees 13 minutes 25 seconds West, 384.43 feet to the place of BEGINNING; PROPERTY ADDRESS: 1912 OLD BERWICK RD, BLOOMSBURG, PA 17815; PARCEL NUMBER 1: 31 3C100400000; PARCEL NUMBER 2: 31 03 00407000

TITLE TO SAID PREMISES IS VESTED RICHARD A. LEWIS AND MELODY L. LEWIS, HUSBAND AND WIFE, AS TENANTS BY ENTIRETY; BY DEED FROM SUSAN M. HENRY, SINGLE DATED 09/20/2002 UNDER INSTRUMENT NUMBER 200809483
PROPERTY ADDRESS: 1912 OLD BERWICK ROAD, BLOOMSBURG, PA 17815
UPI/TAX PARCEL NUMBER: 31 03 00407000

Seized and taken into execution to be sold as the property of MELODY L. LEWIS, RICHARD A. LEWIS, RICHARD LEWIS, in suit of 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 WILL 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 as 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 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 shall 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 WELTMAN, WENBERG & REIS CO., Columbia County, Pennsylvania BROOKLYN, OH

Public Notices
ESTATE NOTICE
NOTICE OF GRANT OF LETTERS IN RE-ESTATE OF LARUE FRANCIS KING DECEASED
Letters Testamentary on the Estate of the decedent, who died a resident of the Township of Mahoning, Monroe County, Pennsylvania, have been granted by the Register of Wills of that county to the undersigned Personal Representatives. All persons indebted to the estate, and all persons who have claims against it, are requested to make payment, or to file a claim, promptly to the named Personal Representatives or their attorney.
Natrana W. Swartz
5338 East Drive
Harrisburg, PA 17112
Timothy J. Gross
1617 Cobble Hills Drive
Quakertown, PA 18951
Personal Representatives
Michael D. Sadars
Attorney at Law
47 East Chestnut Street
Mifflintown, PA 17664
570-686-3390

Public Notices Free For Free
PUBLIC NOTICE
FREE: Kiteers, Black and white. Must go due to moving. 570-520-4079
SCHOOL BOARD DIRECTOR
The Danville Area School District has an opening for a school board director. The 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 or appointment. If interested, complete the school board vacancy application form at danvillepsd.org and mail to:
Terri Faust
Board Secretary
Danville Area School District
733 Ironman Lane
Danville, PA 17221
or
tfust@danvillepsd.org
Deadline: 9/3/2024

WANTED NP Metals
Clean Copper \$3.40 to \$2.85
Clean Brass \$2.25 to \$1.90
Cans - 60¢
Clean Alum. - 50¢
Stainless - 32¢
Tin, Steel
Iron & Cars \$6.00
Call 570-784-2171

Lost & Found
FOUND: Small stuffed dog, Brown & white, with a white bell collar. Well loved. Missing now, has purple bandage. In vt. near the Bloomsburg Ga. 570-584-5498

Jobs
Male Senior widower seeks female companion 65 years old & up. 570-293-4170

Attorney Services
BANKRUPTCY
Local Attorney & Service
7490 BERWICK LAW, P.C.
310 752-0200
tara@berwicklaw.com

Get a good Website? Include the URL in your ad!
Advertise in the Classifieds
Call 570-784-6151

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 NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF THOMAS X. MURPHY AND GERALDINE MURPHY, HIS WIFE; THENCE ALONG SAID SEELY LANDS, SOUTH SEVENTY-NINE DEGREES FIVE MINUTES EAST, THREE HUNDRED FORTY AND SIXTY-FOUR HUNDREDS FEET (S. 79DEGREES 5 MINUTES 30.64 SECONDS) TO AN IRON PIN, CORNER OF LANDS NOW OR FORMERLY OF WILBUR B. BERNINGER, 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 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 HUNDREDS 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 TWENTY DEGREES 21 MINUTES E. 310 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 O. LABO, BY DEED DATED 28, 1973. Commonly known as 74 Service Lane, Bloomsburg, PA 17815.

Being Parcel No. 18-07-003-05 BEING THE SAME PREMISES WHICH OF THE BANK NATIONAL TRUST COMPANY AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INMS 2006-E, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INMS 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. DEED DATED 10/12/2010 AND RECORDED IN 2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA AS DEED INSTRUMENT NO. 20100103. 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 NATHANIEL GARY SHINGLER, KATHLEEN GARY SHINGLER, in suit of MC 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 WILL 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 as 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 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 shall 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 WELTMAN, WENBERG & REIS CO., Columbia County, Pennsylvania BROOKLYN, OH

INVITATION TO BID
Project Name: Rehabilitation Runway 926
Location: Northumberland County Airport
Airport: Pocono, Pennsylvania

Sealed bids for furnishing all labor, materials, and equipment and performing all work for these items will be received by the Northumberland County Airport Authority until 3:00 P.M. local time, August 29th, 2024 at 1347 Airport Road, Pocono, 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 Uniform Certification Program (PAUP). Certification as a DBE by the PAUP 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 PAUP URL at www.paup.com. Physical certification letters and/or expiration dates should not be requested from DBE firms.

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 90 calendar days after the date of receiving bids, except that bidders who consent to extend Bid Award Date, may, at the request of the Northumberland County Airport Authority, be held for consideration for such longer period as 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 26, a Disadvantaged Business Enterprise (DBE) Goal for this project has been set at 2.91%. All DBE firms used to meet this goal must be certified by the Pennsylvania Unified Certification Program (PAUP). Certification as a DBE by the PAUP 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 PAUP URL at www.paup.com. Physical certification letters and/or expiration dates should not be requested from DBE firms.

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.

Proposals shall be placed in a sealed envelope addressed to the Northumberland County Airport Authority, 1347 Airport Road, Pocono, PA 17860.

In the lower left-hand corner of the sealed proposal envelope, include the following information:
Rehabilitate Runway 926

The Northumberland County Airport Authority, in accordance with the provisions of Title VII of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000a) and the Regulations, hereby notifies all bidders that if we did affirmatively require the contractor entered into pursuant to this advertisement, disadvantaged business enterprises 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-awards.

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 and related PenBid Programs (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 to 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 submissions, 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 a bid within sixty (60) days after opening.
This Advertisement is issued by
Owner: Town of Bloomsburg
By: URC Civil, LLC

ACTION CALLER

PUBLIC AUCTION THURSDAY AUG. 22 @ 8:00pm
OUTSIDE ITEMS @ 5:40pm
1003 E 3RD ST. (RT. 33), NESCOPEK 18935
Antiques, Silver, Coins, Collectibles, Furniture, Trunks, Trains, Pym, Milk Bottles, Primitives, Tools, Toys, HR.
New items from the Auctioneer's Personal Representatives.
All persons who have claims against it, are requested to make payment, or to file a claim, promptly to the named Personal Representatives or their attorney.
Non Berger Auctioneer AU 5813
Call or text Ron at 810-873-1654
PUBLIC AUCTION SAT. AUG. 24th @ 9:05 AM
535 FISH HILL, BLOOMSBURG, PA 17815
COLLECTIBLES+HOUSEHOLD+AIRBOAT
REAL ESTATE 12:00 NOON
www.auction.com #1857
KNECHT AUCTIONS LLC 570-784-1011 AY002251
PUBLIC AUCTION SATURDAY AUG. 24 @ 8:00pm
OUTSIDE ITEMS @ 5:40pm
1003 E 3RD ST. (RT. 33), NESCOPEK 18935
Antiques, Silver, Coins, Collectibles, Furniture, Trunks, Trains, Primitives, HR, Milk Bottles, Pym, Toys, HR.
New items from the Auctioneer's Personal Representatives.
All persons who have claims against it, are requested to make payment, or to file a claim, promptly to the named Personal Representatives or their attorney.
Non Berger Auctioneer AU 5813
Call or text Ron at 810-873-1654

COUNCIL CUP CONSIGNMENT AUCTION
SAT, SEP 7, 2024
Opens 8 AM, Begins 8:30 AM
56 Lukes Lane, Waywallowpen, PA 18660
NOW ACCEPTING ITEMS
Visit us on Facebook: www.facebook.com/3930707
Auctioneer: Scott Sporenberg, BAU005756
For Info: call570-681-6447

MEETING NOTICE
The Danville Borough Finance Committee will be meeting at 9:30 pm on October 15, 22, 29 and November 5, 12 to discuss the 2025 Budget at the Municipal Building, 415 Mill Street, Danville, PA.

Public Notices
ESTATE NOTICE
NOTICE OF GRANT OF LETTERS IN RE-ESTATE OF LARUE FRANCIS KING DECEASED
Letters Testamentary on the Estate of the decedent, who died a resident of the Township of Mahoning, Monroe County, Pennsylvania, have been granted by the Register of Wills of that county to the undersigned Personal Representatives. All persons indebted to the estate, and all persons who have claims against it, are requested to make payment, or to file a claim, promptly to the named Personal Representatives or their attorney.
Natrana W. Swartz
5338 East Drive
Harrisburg, PA 17112
Timothy J. Gross
1617 Cobble Hills Drive
Quakertown, PA 18951
Personal Representatives
Michael D. Sadars
Attorney at Law
47 East Chestnut Street
Mifflintown, PA 17664
570-686-3390

Public Notices Free For Free
PUBLIC NOTICE
FREE: Kiteers, Black and white. Must go due to moving. 570-520-4079
SCHOOL BOARD DIRECTOR
The Danville Area School District has an opening for a school board director. The 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 or appointment. If interested, complete the school board vacancy application form at danvillepsd.org and mail to:
Terri Faust
Board Secretary
Danville Area School District
733 Ironman Lane
Danville, PA 17221
or
tfust@danvillepsd.org
Deadline: 9/3/2024

WANTED NP Metals
Clean Copper \$3.40 to \$2.85
Clean Brass \$2.25 to \$1.90
Cans - 60¢
Clean Alum. - 50¢
Stainless - 32¢
Tin, Steel
Iron & Cars \$6.00
Call 570-784-2171

Lost & Found
FOUND: Small stuffed dog, Brown & white, with a white bell collar. Well loved. Missing now, has purple bandage. In vt. near the Bloomsburg Ga. 570-584-5498

Jobs
Male Senior widower seeks female companion 65 years old & up. 570-293-4170

Attorney Services
BANKRUPTCY
Local Attorney & Service
7490 BERWICK LAW, P.C.
310 752-0200
tara@berwicklaw.com

Get a good Website? Include the URL in your ad!
Advertise in the Classifieds
Call 570-784-6151



**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC**

LAW OFFICES

A professional limited liability company organized in the

State of Florida

133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
Phone: 855-225-6906
Fax: 866-381-9549
www.raslegalgroup.com

Richard Citron, Esq.
Managing Partner, NJ and PA Offices
Admitted in PA, NJ and NY

James Robertson, Esq.
deceased
Everett Anschutz, Esq. TX Bar
David J. Schneid, Esq. FL Bar
John T. Crane, Esq. GA, and
TX Bar

August 20, 2024

VIA FACSIMILE 570-389-5625

COLUMBIA County Sheriff's Office
Attn: Real Estate Department

RE:

PNC BANK, NATIONAL ASSOCIATION vs. MELODY L. LEWIS; RICHARD A. LEWIS
Columbia Docket: 2023-CV-0001388
Property Address: 1912 OLD BERWICK RD, BLOOMSBURG PA, 17815
Our File No.: 23-159806 - LaT

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter.

Plaintiff requests that the sale scheduled for **08/28/2024** be postponed until **10/30/2024**.

Should you have any questions or concerns, please contact our office via telephone or via email at PASales@raslg.com

Very Truly Yours,

Laura Tracy

*This firm is a debt collector attempting to collect a debt and any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of lien against property.

23-159806 - LaT

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK NATIONAL ASSOC
vs.
MELODY L LEWIS (et al.)

Case Number
2023CV1388

SHERIFF'S RETURN OF SERVICE

07/15/2024 06:32 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 1912 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 16, 2024

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

NOTARY

Affirmed and subscribed to before me this

16TH day of JULY, 2024

Plaintiff Attorney: RAS LAVRAR LAW OFFICES, 1133 SOUTH UNIVERSITY DRIVE, 2ND FLOOR, PLANTATION, FL 33324

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK NATIONAL ASSOC
vs.
LEWIS, MELODY L (et al.)

Case Number
2023CV1388

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	63
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:	1912 OLD BERWICK ROAD 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:	1832
Deputy:	9	Mileage:	

Attorney / Originator:

Name:	RAS LAVRAR LAW OFFICES	Phone:	1-800-531-5490
-------	------------------------	--------	----------------

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2023CV1388

1912 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

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 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.

PARCEL ONE:

ALL THAT CERTAIN piece or parcel of land situate in Scott Township, Columbia, Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a stake on the Southern line of State Highway leading from the Town of Bloomsburg to the Borough of Berwick; THENCE along other land now or formerly of 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, 1 1 feet to a stake, the corner of other land now or formerly of J. Lee Heller and wife; THENCE along other lands nor 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 Heltter by Boyd Trescott, Civil Engineer. PARCEL MO:

ALL THAT CERTAIN piece, parcel or tract of land situated 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. Yuhas, 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 Yuhas, 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. Yuhas, North 77 degrees 55 minutes 35 seconds East, 1 1.00 feet to a rebar set at the Southeasterly corner of the BVH Partnership, said rebar set also being the Northwesterly corner of residual land now or formerly of Nelson L. and Caroline M. Creasy; THENCE running along residual land now or formerly of Nelson L. and Caroline M. Creasy, 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 Northerly low watermark of the Susquehanna River;

THENCE running along the Northerly low water mark of the Susquehanna River, South 71 degrees 54 minutes 45 seconds West 50.13 feet to a point at the Southeasterly corner of land now or formerly of Richard E. and Betty Anne McCuen; THENCE running along land or formerly of said McCuen, passing through a rebar found offset 38.78 feet from the beginning of this course, North 22 degrees 13 minutes 25 seconds West, 384.43 feet to the place of BEGINNING. PROPERTY ADDRESS: 1912 OLD BERWICK RD BLOOMSBURG, PA 17815

PARCEL NUMBER 1: 31 3C100400000; PARCEL NUMBER 2: 31 03 00407000

TITLE TO SAID PREMISES IS VESTED RICHARD A. LEWIS AND MELODY L. LEWIS, HUSBAND AND WIFE, AS TENANTS BY ENTIRETIES BY DEED FROM SUSAN M. HENRY, SENGLE DATED 09/30/2009 RECORDED 10/06/2009 INSTRUMENT NUMBER 200909483

PROPERTY ADDRESS: 1912 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI/TAX PARCEL NUMBER: 31 03 00407000

Seized and taken into execution to be sold as the property of MELODY L. LEWIS, RICHAR LEWIS, RICHARD LEWIS, RICHARD LEWIS in suit of 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 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
RAS LAVRAR LAW OFFICES Columbia County, Pennsylvania
PLANTATION, FL 1-800-531-5490

- single

Richard A. Lewis, Richard Lewis

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK NATIONAL ASSOC
vs.
MELODY L LEWIS (et al.)

Case Number
2023CV1388

SHERIFF'S RETURN OF SERVICE

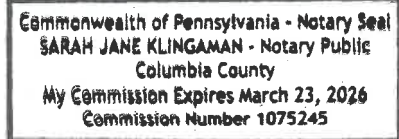
06/19/2024 12:00 PM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE JACOB BOUDMAN, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR RICHARD LEWIS AT 14 NEYHART ROAD LO B3, ORANGEVILLE, PA 17859.

JONATHAN BROADT, 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: RAS LAVRAR LAW OFFICES, 1133 SOUTH UNIVERSITY DRIVE, 2ND FLOOR, PLANTATION, FL 33324

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK NATIONAL ASSOC
vs.
LEWIS, MELODY L (et al.)

Case Number
2023CV1388

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	63
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:	RICHARD LEWIS	
Primary Address:	14 NEYHART ROAD LOT B3 ORANGEVILLE, PA 17859	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Jacob Boardman		
Relation:	STEP dad SON		
Date:	6/19/24	Time:	12:00
Deputy:	4	Mileage:	

Attorney / Originator:

Name:	RAS LAVRAR LAW OFFICES	Phone:	1-800-531-5490
-------	------------------------	--------	----------------

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

LEWIS, RICHARD

2023CV1388

14 NEYHART ROAD LOT B3, ORANGEVILLE, PA 17859 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK NATIONAL ASSOC
vs.
MELODY L LEWIS (et al.)

Case Number
2023CV1388

SHERIFF'S RETURN OF SERVICE

06/17/2024 08:13 PM - 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 KENNETH SCOTT - BOYFRIEND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MELODY BOHLING AT 350 TENNY ST., BLOOMSBURG, PA 17815.

DALE B. COOMBE, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 18, 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

18TH day of JUNE, 2024

Plaintiff Attorney: RAS LAVRAR LAW OFFICES, 1133 SOUTH UNIVERSITY DRIVE, 2ND FLOOR, PLANTATION, FL 33324

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK NATIONAL ASSOC
vs.
LEWIS, MELODY L (et al.)

Case Number
2023CV1388

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	63
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:	MELODY L LEWIS
Primary Address:	155 BUCKHORN ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Keanta Scott		
Relation:	Boy friend		
Date:	6/17/24	Time:	2013
Deputy:	8	Mileage:	

Attorney / Originator:

Name:	RAS LAVRAR LAW OFFICES	Phone:	1-800-531-5490
-------	------------------------	--------	----------------

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

LEWIS, MELODY L

2023CV1388

155 BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

PNC BANK, NATIONAL ASSOCIATION Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2023-CV-0001388
MELODY L. LEWIS; RICHARD A. LEWIS Defendant(s)	2024 - ED-63

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

PREMISES: 1912 OLD BERWICK RD BLOOMSBURG, PA 17815
(SEE LEGAL DESCRIPTION ATTACHED)

Judgment Amount	\$ 95,662.86
Interest From 06/01/2024 to (Day of sale) _____ (at \$15.73 per diem)	\$ _____ *
Total	\$ _____ *
Interest from (Day after sale) _____ at \$15.73 per diem	\$ _____
Costs to be added	\$ _____
Writ Total	\$ _____
	<i>Prothonotary</i>

Prothonotary

By: Stephanie Stroupka
Clerk

Date: 6/6/2024

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

*This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.

COLUMBIA COUNTY
COURT OF COMMON PLEAS
NO. 2023-CV-0001388

PNC BANK, NATIONAL ASSOCIATION
v.
MELODY L. LEWIS; RICHARD A. LEWIS

WRIT OF EXECUTION

JUDGMENT AMOUNT	\$ 95,662.86
Interest from 06/01/2024 to (Day of sale) _____	\$ _____ *
Total	\$ _____ *
Interest from (Day after sale) _____ at \$15.73 per diem	\$ _____
Cost to be added	\$ _____
Writ Total	\$ _____
COSTS PAID:	
PROTHONOTARY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHONOTARY	\$ _____

PREMISES TO BE SOLD: 1912 OLD BERWICK RD BLOOMSBURG, PA 17815

By: Nicole C. Rizzo
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
____/ Nicole C. Rizzo, Esquire PA ID No. 332712 E-mail nrizzo@raslg.com
____/ Cierra Mendez, Esquire PA ID No. 334198 E-mail cmendez@raslg.com
ATTORNEY FOR PLAINTIFF
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

*This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.

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

✓ COLUMBIA COUNTY TAX CLAIM BUREAU
11 W MAIN STREET, MAIN STREET COUNTY ANNEX, BLOOMSBURG, PA 17815

✓ COLUMBIA COUNTY DOMESTIC RELATIONS
11 WEST MAIN STREET, BLOOMSBURG, PA 17815


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

TENANTS/OCCUPANTS
1912 OLD BERWICK RD BLOOMSBURG, PA 17815

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

NONE

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

By: 
1 Nicole C. Rizzo, Esquire PA ID No. 332712
 Cierra Mendez, Esquire PA ID No. 334198
Attorney for Plaintiff

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

PNC BANK, NATIONAL ASSOCIATION Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2023-CV-0001388
MELODY L. LEWIS; RICHARD A. LEWIS Defendant(s)	2024 - EP - 83

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MELODY L. LEWIS
1912 OLD BERWICK RD BLOOMSBURG PA, 17815

RICHARD A. LEWIS
1912 OLD BERWICK RD BLOOMSBURG PA, 17815

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

Your house (real estate) at **1912 OLD BERWICK RD BLOOMSBURG, PA 17815** is scheduled to be sold at the Sheriff's Sale on 8-28-2024 at 9:00 am, to enforce the court judgment of **\$95,662.86**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. If the sale is postponed, the new date will be announced at the time of sale.

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

To prevent this Sheriff's sale, you must take **immediate action**:

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and attorney's fees due. To find out how much you must pay, you may call: 855-225-6906.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 855-225-6906.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 855-225-6906.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(570)784-8760

PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
PO BOX 186
HARRISBURG, PA 17108
1-800-692-7375

REAL ESTATE OUTLINE

ED # 2024 ED 63

DATE RECEIVED 6-6-2024
DOCKET AND INDEX 2023 CV 1388

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	- email 6/6
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>1,500.⁰</u>	<u>X</u>	CK# <u>851337</u>

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

SALE DATE Aug 28th TIME 9:00
POSTING DATE

ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>8-7</u>
	2 ND WEEK	<u>8-14</u>
	3 RD WEEK	<u>8-21</u>

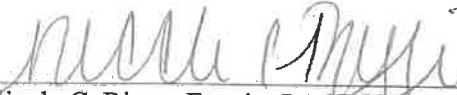
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

PNC BANK, NATIONAL ASSOCIATION Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2023-CV-0001388
MELODY L. LEWIS; RICHARD A. LEWIS Defendant(s)	

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

Date: 6/7/24

By: 
/ Nicole C. Rizzo, Esquire PA ID No. 332712
____ Cierra Mendez, Esquire PA ID No. 334198
Attorney for Plaintiff

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906


PNC BANK, NATIONAL ASSOCIATION Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2023-CV-0001388
MELODY L. LEWIS; RICHARD A. LEWIS Defendant(s)	

AFFIDAVIT OF NON-MILITARY SERVICE

The undersigned attorney states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), MELODY L. LEWIS; RICHARD A. LEWIS who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto.

This statement is made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities

Date: 5/28/24

By: 
/ Nicole C. Rizzo, Esquire PA ID No. 332712
/ Cierra Mendez, Esquire PA ID No. 334198
Attorney for Plaintiff



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

SSN: [REDACTED]
 Birth Date:
 Last Name: ZUBLER
 First Name: MELODY
 Middle Name:
 Status As Of: May-28-2024
 Certificate ID: PNR2BDX6YCVWS96

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK NATIONAL ASSOC
vs.
LEWIS, MELODY L (et al.)

Case Number
2023CV1388

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 63
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: 1912 OLD BERWICK ROAD
 BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge **Posted** · Other
Adult In Charge:
Relation:
Date: 6-17-24 **Time:** 1352
Deputy: 6 **Mileage:**

Attorney / Originator:

Name: RAS LAVRAR LAW OFFICES **Phone:** 1-800-531-5490

Service Attempts:

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

Service Attempt Notes:

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

OCCUPANT 2023CV1388 1912 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK NATIONAL ASSOC
vs.
LEWIS, MELODY L (et al.)

Case Number
2023CV1388

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 63
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: Melody Bohling
Primary Address: 350 Tenny St.
Bloomsburg, PA 17815
Phone: 570-594-4560 **DOB:**
Alternate Address: 2626 OLD BERWICK ROAD
BLOOMSBURG, PA 17815 *Served Here*
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation: Tax Collector
Date: 6-17-24 **Time:** 1357
Deputy: 6 **Mileage:**

Attorney / Originator:

Name: RAS LAVRAR LAW OFFICES **Phone:** 1-800-531-5490

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

BOHLING, MELODY

2023CV1388

350 TENNY ST., BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK NATIONAL ASSOC
vs.
LEWIS, MELODY L (et al.)

Case Number
2023CV1388

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	63
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:	CENTRAL COLUMBIA SD
Primary Address:	BLUE JAY DRIVE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Heidi Ritter		
Relation:	Receptorist		
Date:	6-17-24	Time:	1404
Deputy:	6	Mileage:	

Attorney / Originator:

Name: RAS LAVRAR LAW OFFICES	Phone: 1-800-531-5490
-------------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2023CV1388

BLUE JAY DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK NATIONAL ASSOC
vs.
LEWIS, MELODY L (et al.)

Case Number
2023CV1388

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	63
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		
Warrant:			

Serve To:

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

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Julie Klinger		
Relation:	Clerk		
Date:	6-17-24	Time:	1315
Deputy:	6	Mileage:	

Attorney / Originator:

Name: RAS LAVRAR LAW OFFICES	Phone: 1-800-531-5490
-------------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2023CV1388 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



PNC BANK NATIONAL ASSOC
vs.
LEWIS, MELODY L (et al.)

Case Number
2023CV1388

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 63
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: Lynn Dixon
Relation: Clerk
Date: 6-17-24 **Time:** 1248
Deputy: 6 **Mileage:**

Attorney / Originator:

Name: RAS LAVRAR LAW OFFICES **Phone:** 1-800-531-5490

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2023CV1388

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

COUNTY OF COLUMBIA
TAX CLAIM BUREAU AND TAX OFFICE
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX CERTIFICATION

Date: 06/17/2024

Fee: \$15.00

Cert. NO: 46705

LEWIS RICHARD
BERLINS TRAILER COURT
14 NEYHART RD LOT B3
ORANGEVILLE PA 17859

District: ORANGE TWP
Deed: -
Location: L- BERLIN LOT LOT
Parcel Id: 27 -07 -005-04,092

Assessment: 7,180
Balances as of 06/17/2024

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
		NO TAX CLAIM TAXES DUE					
		TOTAL	\$0.00				\$0.00

By: Columbia County Sheriff

Per: _____

**COUNTY OF COLUMBIA
TAX CLAIM BUREAU AND TAX OFFICE
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX CERTIFICATION**

Date: 06/17/2024

Fee: \$15.00

Cert. NO: 46706

LEWIS RICHARD
BERLINS TRAILER COURT
14 NEYHART RD LOT B3
ORANGEVILLE PA 17859

District: ORANGE TWP.
Deed: -
Location: L- BERLIN LOT LOT
Parcel Id: 27 -07 -005-04,092

Assessment: 7,180
Balances as of 06/17/2024

BY 06/30/2024

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
2024	PRM24	COUNTY	115.85	0.00		-115.85	0.00
2024	PRM24	MUNICIPAL	46.67	0.00		-46.67	0.00
TOTAL			\$162.52				\$0.00

By: Columbia County Sheriff

Per: _____

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 17th 2024

Re: Sheriffs Sale Advertising Dates

PNC BANK, NATIONAL ASSOCIATION
VS.
MELODY L. & RICHARD A. LEWIS

No. 1388 of 2024 J.D. and No. 63 of 2024 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week AUGUST 7TH 2024

2nd Week AUGUST 14TH 2024

3rd Week AUGUST 21ST 2024

SALE DATE: *28th - corrected*
AUGUST ~~24TH~~ 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

Case Number: 2023-CV-0001388

Judgment Amount: \$95,662.86

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff
A Florida professional limited liability company

Legal Description

PARCEL ONE:

ALL THAT CERTAIN piece or parcel of land situate in Scott Township, Columbia, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake on the Southern line of State Highway leading from the Town of Bloomsburg to the Borough of Berwick;

THENCE along other land now or formerly of 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 nor 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 situated 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. Yuhas, 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 Yuhas, 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. Yuhas, North 77 degrees 55 minutes 35 seconds East, 11.00 feet to a rebar set at the Southeasterly corner of the BVH Partnership, said rebar set also being the Northwesterly corner of residual land now or formerly of Nelson L. and Caroline M. Creasy;

THENCE running along residual land now or formerly of Nelson L. and Caroline M. Creasy, 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 Northerly low watermark of the Susquehanna River;

THENCE running along the Northerly low water mark of the Susquehanna River, South 71 degrees 54 minutes 45 seconds West 50.13 feet to a point at the Southeasterly corner of land now or formerly of Richard E. and Betty Anne McCuen;

THENCE running along land or formerly of said McCuen, passing through a rebar found offset 38.78 feet from the beginning of this course, North 22 degrees 13 minutes 25 seconds West, 384.43 feet to the place of BEGINNING.

PROPERTY ADDRESS: 1912 OLD BERWICK RD BLOOMSBURG, PA 17815

PARCEL NUMBER 1: 31 3C100400000; **PARCEL NUMBER 2:** 31 03 00407000

TITLE TO SAID PREMISES IS VESTED IN RICHARD A. LEWIS AND MELODY L. LEWIS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM SUSAN M. HENRY, SINGLE DATED 09/30/2009 RECORDED 10/06/2009 INSTRUMENT NUMBER 200909483

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

FILED
NOTARY
2024 JUN -6 AM 12:07
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

PNC BANK, NATIONAL ASSOCIATION Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2023-CV-0001388
MELODY L. LEWIS; RICHARD A. LEWIS Defendant(s)	2024 - ED - 63

CERTIFICATION

The undersigned attorney hereby states that he is the attorney for the Plaintiff in the above captioned matter and that:

- Act 91 procedures have been fulfilled.
- Act 91 is not applicable to this matter as the subject mortgage is an FHA Mortgage.
- Act 91 is not applicable to this matter as the premises is non-owner occupied.
- Act 91 is not applicable to this matter as the premises is vacant.
- Act 91 is not applicable to this matter as the mortgage is in default for more than twenty-four (24) months or the aggregate amount of arrearages due pursuant to the terms of the mortgage exceeds the sum of sixty thousand dollars (\$60,000).

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities

By: Nicole C. Rizzo
_____/ Nicole C. Rizzo, Esquire PA ID No. 332712
_____/ Cierra Mendez, Esquire PA ID No. 334198
Attorney for Plaintiff

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
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FILED
NOTARY

2024 JUN -6 AM 12:07

CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

PNC BANK, NATIONAL ASSOCIATION Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2023-CV-0001388
MELODY L. LEWIS; RICHARD A. LEWIS Defendant(s)	2024-ED-63

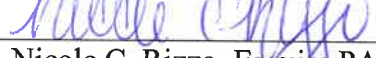
LAST KNOWN MAILING ADDRESS

The Defendant(s) last known address is as follows:

RICHARD A. LEWIS
14 NEYHART ROAD, LOT B3, ORANGEVILLE, PA 17859

MELODY L. LEWIS
155 BUCKHORN ROAD, BLOOMSBURG, PA 17815

This statement is made subject to the penalties of 18 Pa.C.S. 4904 relating to unsworn falsification to authorities.

By: 
/ Nicole C. Rizzo, Esquire PA ID No. 332712
____ Cierra Mendez, Esquire PA ID No. 334198
Attorney for Plaintiff

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

PNC BANK, NATIONAL ASSOCIATION Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2023-CV-0001388
MELODY L. LEWIS; RICHARD A. LEWIS Defendant(s)	2024 - EP - 63

SHORT LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN SCOTT TOWNSHIP, COLUMBIA, PENNSYLVANIA,

BEING KNOWN AS: 1912 OLD BERWICK RD BLOOMSBURG, PA 17815

BEING PARCEL NUMBER 1: 31 3C100400000; **PARCEL NUMBER 2:** 31 03 00407000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Nicole C. Rizzo
_____/ Nicole C. Rizzo, Esquire PA ID No. 332712
_____/ Cierra Mendez, Esquire PA ID No. 334198
Attorney for Plaintiff

Case Number: 2023-CV-0001388

Judgment Amount: \$95,662.86

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff
A Florida professional limited liability company

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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 nor 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 situated in Scott Township, Columbia County, Pennsylvania, being bounded and described as follows:

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THENCE running along land now or formerly of said Yuhas, 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. Yuhas, North 77 degrees 55 minutes 35 seconds East, 11.00 feet to a rebar set at the Southeasterly corner of the BVH Partnership, said rebar set also being the Northwesterly corner of residual land now or formerly of Nelson L. and Caroline M. Creasy;

THENCE running along residual land now or formerly of Nelson L. and Caroline M. Creasy, 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 Northerly low watermark of the Susquehanna River;

THENCE running along the Northerly low water mark of the Susquehanna River, South 71 degrees 54 minutes 45 seconds West 50.13 feet to a point at the Southeasterly corner of land now or formerly of Richard E. and Betty Anne McCuen;

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PARCEL NUMBER 1: 31 3C100400000; **PARCEL NUMBER 2:** 31 03 00407000

TITLE TO SAID PREMISES IS VESTED IN RICHARD A. LEWIS AND MELODY L. LEWIS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM SUSAN M. HENRY, SINGLE DATED 09/30/2009 RECORDED 10/06/2009 INSTRUMENT NUMBER 200909483

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV1388

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.

PARCEL ONE:

ALL THAT CERTAIN piece or parcel of land situate in Scott Township, Columbia, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake on the Southern line of State Highway leading from the Town of Bloomsburg to the Borough of Berwick;
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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, 1 1 feet to a stake, the corner of other land now or formerly of J. Lee Heller and wife;
THENCE along other lands nor 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.

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THENCE running along land or formerly of said McCuen, passing through a rebar found offset 38.78 feet from the beginning of this course, North 22 degrees 13 minutes 25 seconds West, 384.43 feet to the place of BEGINNING.

PROPERTY ADDRESS: 1912 OLD BERWICK RD BLOOMSBURG, PA 17815

PARCEL NUMBER 1: 31 3C100400000; PARCEL NUMBER 2: 31 03 00407000

TITLE TO SAID PREMISES IS VESTED RICHARD A. LEWIS AND MELODY L. LEWIS, HUSBAND AND WIFE, AS TENANTS BY ENTIRETIES BY DEED FROM SUSAN M. HENRY, SENGLE DATED 09/30/2009 RECORDED 10/06/2009 INSTRUMENT NUMBER 200909483

SINGLE

PROPERTY ADDRESS: 1912 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31 03 00407000

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

SENDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Niki Vonakes Agent Addressee

B. Received by (Printed Name)
 NIKI VONAKES

C. Date of Delivery
 JUN 19 2024

Article Addressed to:

PA Dept. of Revenue
 (Bureau of Compliance)
 Dept. 201200
 Harrisburg, PA 17126-1200

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

9590 9402 8689 3310 4311 25

Article Number (Transfer from service label)
 9589 0710 5270 0284 4267 46 Restricted Delivery

Domestic Return Receipt

3. Service Type

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

COMPLETE THIS SECTION ON DELIVERY

Signature Agent Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Signature on file With USPS 17107 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery
 JUN 20 2024

Article Addressed to:

Office of F.A.I.R.
 P.O. Box 8016
 Harrisburg, PA 17105

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

9590 9402 8689 3310 4311 01

Article Number (Transfer from service label)
 9589 0710 5270 0284 4265 62 Restricted Delivery

Domestic Return Receipt

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 8689 3310 4311 49

SENDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Bus Agent Addressee

B. Received by (Printed Name)
 Bus

C. Date of Delivery
 6/20/24

1. Article Addressed to:

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

9590 9402 8689 3310 4311 18

2. Article Number (Transfer from service label)
 9589 0710 5270 0284 4267 53 Restricted Delivery

Domestic Return Receipt

3. Service Type

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

RAS
CITRON
LAW OFFICES

RAS CITRON, LLC
A subsidiary of Robertston, Anschutz, Schneid, Crane & Partners, PLLC
PA Cost Advance Account
130 Clinton Road, Suite 202 Fairfield, NJ 07004

Date 05/06/2024

851337
63-84132670

*****One thousand five hundred and 00/100 USD*****

***1,500.00**

PAY TO THE Columbia County Sheriff's Office
ORDER OF 35 West Main Street

Bloomsburg PA 17815

JPMorgan Chase Bank, N.A.
Miami, FL

Memo Sheriff Sale D/2023-CV-0001388LN#***47341/LEWIS, RICHARD LE

⑆851337⑆ ⑆26708413⑆ ⑆60179707⑆

AUTHORIZED SIGNATURE

Security features. Details on back.