

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 274291	Invoice Date: 01/28/2025 3:58:37 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	\$6,487.35	202500618 01/28/25 3:58:38 PM	SCOTT TOWNSHIP
	Grantor - BOGUSH, MICHAEL P			
	Grantee - MALATESTA DEVELOPMENT LLC			
	Consideration - \$99,759.00			
	Tax Basis - \$320,780.31			
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$3,207.80		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	CENTRAL COLUMBIA AREA SCHOOL REALTY TAX	\$1,603.90		
	SCOTT TOWNSHIP	\$1,603.90		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	<u>\$6,487.35</u>		
	PAYMENTS			
	CHECK: 9561 - COLUMBIA COUNTY SHERIFF OFFICE	\$71.75		
	CHECK: 9556 - COLUMBIA COUNTY SHERIFF OFFICE	\$3,207.80		
	CHECK: 9555 - COLUMBIA COUNTY SHERIFF OFFICE	<u>\$3,207.80</u>		
	TOTAL PAYMENTS	<u>\$6,487.35</u>		
	AMOUNT DUE	\$6,487.35		
	PAYMENT ON INVOICE	(\$6,487.35)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S SALE

Distribution Sheet

UnAcol Wholesale Mart. vs. Michael Bogush
 NO. 924-2023 JD DATE OF SALE: October 30, 2024
 NO. 68-2024 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) 0900, 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 \$ 99759100 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>99759100</u>
Poundage		
Transfer Taxes		
Total Needed to Purchase	\$	<u>99759100</u>
Amount Paid Down		
Balance Needed to Purchase		<u>99759100</u>

EXPENSES:

Columbia County Sheriff - Costs	\$	<u>199518</u>
Poundage		
Newspaper		<u>157910</u>
Printing		<u>0</u>
Solicitor		<u>150.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -		<u>71.75</u>
Deed copy work		<u>3207.80</u>
Realty transfer taxes		<u>3207.80</u>
State stamps		
Tax Collector ()		
Columbia County Tax Assessment Office		<u>15.00</u>
State Treasurer		<u>40.00</u>
Other: <u>water</u>		<u>1698.39</u>
<u>Lien Search</u>		<u>250.00</u>
<u>web posting</u>		<u>100.00</u>
<u>deputize</u>		<u>163.76</u>
TOTAL EXPENSES:	\$	<u>13009.78</u>

Total Needed to Purchase	\$	<u>99759100</u>
Less Expenses		<u>13009.78</u>
Net to First Lien Holder		<u>86749.22</u>
Plus Deposit		<u>1350.00</u>
Total to First Lien Holder	\$	<u>88099.22</u>

Sheriff's Office, Bloomsburg, Pa. } So answers [Signature] Sheriff

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

UNITED WHOLESALE MORTGAGE LLC VS MICHAEL BOGUSH

NO. 68-2024 ED

NO. 924-2023 JD

DATE/TIME OF SALE: OCTOBER 30, 2024

BID PRICE (INCLUDES COST)

\$ 997,540.00

POUNDAGE - 2% OF BID

\$ 19,951.80

TRANSFER TAX - 2% OF FAIR MKT

\$ -

MISC. COSTS

\$ -

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 1,017,491.80

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: Malatesta Development LLC

PURCHASER(S) SIGNATURE(S): 374 Matzville Rd,
Beek

TOTAL DUE:

\$ 1,017,491.80

LESS DEPOSIT:

\$ _____

DOWN PAYMENT:

\$ _____

TOTAL DUE IN 8 DAYS

\$ _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
UNITED WHOLESALE MORTGAGE LLC

vs.

Defendant
MICHAEL P BOGUSH , ESTATE
TRAVIS BOGUSH
TERESA BOGUSH
MICHAEL P BOGUSH, JR
SHERWOOD VILLAGE HOMEOWNERS, INC

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS, OH 43216-5028

Sheriff's Sale Date: Wednesday, October 30, 2024
Writ of Execution No. : 2023CV924
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 125 KNIGHTS DRIVE, 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		\$36.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,579.10
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$150.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Continued or Cancelled Sale Service	Postponed to: 10/30/2024	\$10.00
Service Mileage		\$225.00
Distribution Form Copies		\$10.00
Notary Fee		\$25.00
Tax Claim Search		\$7.50
Surcharge		\$10.00
Other	NORTHD, SNYDER, UNION CO	\$15.00
		\$40.00
		\$163.76

Total Sheriff Costs \$2,578.86

Municipal Costs

Water \$1,698.39

Total Municipal Costs \$1,698.39

Distribution Costs

Recording Fees \$71.75

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

Location of the real estate: 125 KNIGHTS DRIVE, BLOOMSBURG, PA 17815

Total Distribution Costs **\$71.75**

Grand Total: **\$4,349.00**

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



MDKLEGAL.COM

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

October 30, 2024

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

Re: United Wholesale Mortgage, LLC v.
Teresa Bogush, as Co-Administrator of the Estate of Michael P. Bogush, et al.
Property Address: 125 Knights Drive, Bloomsburg, PA 17815
Docket No. 2023-CV-924
Our File Number: 23-016732
Sheriff Sale Date: October 30, 2024
Sale Price: \$99,759.00

Dear Sir/Madam:

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

Our client incurred additional expenditures associated with the above referenced action for the payment of taxes, interest, and other charges since the filing of the foreclosure complaint. These amounts were not included in our mortgage foreclosure judgment because they were incurred after the filing of the complaint. However, these amounts can be included in the amount to be distributed to our client in accordance with recent Pennsylvania case law. Specifically, the Superior Court of Pennsylvania held in the case of *Extracto Mortgage v. Williams*, 2002 Pa. Super. 246, 805 A.2d 543 (2002) that payments for taxes, insurance, and other costs relate back to the date of the mortgage for priority and that those amounts can be collected in the distribution for third party sale proceeds even if they were not claimed in the mortgage foreclosure Complaint or included in the judgment amount.

The successful bid for this property was \$99,759.00 on October 30, 2024. Please accept this letter as our claim on behalf of the Plaintiff for all net proceeds of the Sale after payment of all Sale costs up to \$295,045.22 which is Plaintiff's total debt amount.

Please review this matter with the title company insuring the distribution and ensure that the distribution reflects the proper amount due. Please make the check payable to our firm, MDK Legal, and forward it to us upon confirmation of your Schedule of Distribution.

We would greatly appreciate it if your office would provide us with a copy of your proposed Schedule of Distribution to the email or fax below when it is prepared:

- Email: PennsylvaniaLegal@manleydeas.com
- Fax: 614-220-5613

23-016732_CLD1

Please feel free to contact us should you have any questions.

Katherine M. Wolf

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



UNITED WHOLESALE MORTGAGE LLC
vs.
MICHAEL P BOGUSH , ESTATE (et al.)

Case Number
2023CV924

PROPERTY ADDRESS

125 KNIGHTS DRIVE, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
07/02/2024	Advance Fee	Advance Fee	161003	\$0.00	\$1,350.00
07/02/2024	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/02/2024	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/02/2024	Crying Sale			\$10.00	\$0.00
07/02/2024	Docketing			\$15.00	\$0.00
07/02/2024	Levy			\$15.00	\$0.00
07/02/2024	Mailing Costs			\$36.00	\$0.00
07/02/2024	Posting Handbill			\$15.00	\$0.00
07/02/2024	Poundage			\$1,995.18	\$0.00
07/02/2024	Press Enterprise Inc.			\$1,579.10	\$0.00
07/02/2024	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
07/02/2024	Sheriff Automation Fund			\$50.00	\$0.00
07/02/2024	Sheriff's Deed			\$35.00	\$0.00
07/02/2024	Solicitor Services			\$150.00	\$0.00
07/02/2024	Transfer Tax Form			\$25.00	\$0.00
07/02/2024	Web Posting			\$100.00	\$0.00
07/02/2024	Deputize Advance Fee	(PAID 07/02/2024)	9457	\$50.00	\$0.00
07/02/2024	Deputize Advance Fee	(PAID 07/02/2024)	9458	\$75.00	\$0.00
07/02/2024	Deputize Advance Fee	(PAID 07/02/2024)	9459	\$150.00	\$0.00
08/13/2024	Continued or Cancelled Sale	Postponed to: 10/30/2024		\$10.00	\$0.00
10/16/2024	Advance Fee	Advance Fee	506566	\$0.00	\$81.24
10/16/2024	Advance Fee.	Advance Fee	819	\$0.00	\$30.00
10/16/2024	Service			\$225.00	\$0.00
10/16/2024	Service Mileage			\$10.00	\$0.00
10/16/2024	Distribution Form			\$25.00	\$0.00
10/16/2024	Copies			\$7.50	\$0.00
10/16/2024	Notary Fee			\$10.00	\$0.00
10/16/2024	Tax Claim Search			\$15.00	\$0.00
10/16/2024	Surcharge			\$40.00	\$0.00
10/16/2024	Water			\$1,698.39	\$0.00
10/16/2024	Recording Fees			\$71.75	\$0.00
10/30/2024	Recorder, Lien Search			\$250.00	\$0.00
10/30/2024	Transfer Taxes (Local)			\$3,207.80	\$0.00
10/30/2024	Transfer Taxes (State)			\$3,207.80	\$0.00

\$13,121.02 \$1,461.24

TOTAL BALANCE:	\$(11,659.78)
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
UNITED WHOLESALE MORTGAGE LLC

vs.

Defendant
MICHAEL P BOGUSH , ESTATE
TRAVIS BOGUSH
TERESA BOGUSH
MICHAEL P BOGUSH, JR
SHERWOOD VILLAGE HOMEOWNERS, INC

Attorney for the Plaintiff:

MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS, OH 43216-5028

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

Writ of Execution No. : 2023CV924

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 125 KNIGHTS DRIVE, 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		\$36.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,579.10
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	Postponed to: 10/30/2024	\$10.00
Service		\$225.00
Service Mileage		\$10.00
Distribution Form		\$25.00
Copies		\$7.50
Notary Fee		\$10.00
Tax Claim Search		\$15.00
Surcharge		\$40.00
Other	NORTHD, SNYDER, UNION CO	\$163.76

Total Sheriff Costs \$2,578.86

Municipal Costs

Water \$1,698.39

Total Municipal Costs \$1,698.39

Distribution Costs

Recording Fees \$71.75

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

Location of the real estate: 125 KNIGHTS DRIVE, BLOOMSBURG, PA 17815

Total Distribution Costs	\$71.75
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Grand Total:	\$4,349.00
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Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Timothy Chamberlain

From: David James <David@htjllaw.com>
Sent: Monday, October 28, 2024 7:02 AM
To: Timothy Chamberlain; Sarah Klingaman
Subject: RE: 125 Knights Drive - Public Sale on October 31, 2024

Dear Sheriff Chamberlain,

I believe the property located at 125 Knights Drive, Bloomsburg, is being sold at public sale on October 31, 2024. The Scott Township Municipal Authority currently has a municipal lien of \$687.61 against the property. There is a total balance owed of \$1,698.39. I am asking that the latter amount be added to the price due on the property as to satisfy the amount due the Authority.

If you have any questions, please do not hesitate to contact me. Thank you for your time and consideration.

Best regards,

David C. James, Esquire
Hill, Turowski, James & Lehman, LLP
38 West Third Street
Bloomsburg, PA 17815
570-784-6770 Phone
570-784-6075 Fax

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924-23
68-24

SHERIFF'S SALE COST SHEET

VS.

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>461.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1579.10</u>	
SOLICITOR'S SERVICES	\$150.00	
TOTAL *****		\$ <u>1879.10</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$ _____	
SCHOOL DIST.	20	\$ _____	
DELINQUENT	20	\$ <u>15.00</u>	
TOTAL *****			\$ <u>15.00</u>

MUNICIPAL FEES DUE:

SEWER	20	\$ <u>773.92</u>	
WATER	20	\$ _____	
TOTAL *****			\$ <u>773.92</u>

SURCHARGE FEE (DSTE)		\$ <u>40.00</u>	
MISC. <u>Carl A Co</u>		\$ <u>163.76</u>	
TOTAL *****			\$ <u>163.76</u>

TOTAL COSTS (OPENING BID) \$ 3414.53

Worth 68.76
Snyder 45.00
Gunn 50



MANLEYDEAS.COM

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

August 20, 2024

Columbia County Sheriff
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: United Wholesale Mortgage, LLC v.
Teresa Bogush, as Co-Administrator of the Estate of Michael P. Bogush, et al.
Property Address: 125 Knights Drive, Bloomsburg, PA 17815
Docket No. 2023-CV-924
Our File Number: 23-016732

Enclosed please find a copy of an executed Affidavit of Service of Defendant/Owner and Other Parties of Interest Pursuant to Rule 3129.2 regarding the above referenced matter.

If you have any questions or concerns, please do not hesitate to contact our office at 614-220-5611.

Very truly yours,

Manley Deas Kochalski LLC
Enclosure

23-016732_AJM1

3. The information in this affidavit is taken from MDK's business records. I have personal knowledge of MDK's procedures for creating and maintaining these records. They were: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; (b) kept in the course of MDK's regularly conducted business activities; and (c) created by MDK as a regular practice.

4. The Estate of Michael P. Bogush is the record owner of the real property.

5. On or about July 17, 2024, Defendant Teresa Bogush, as Co-Administrator of the Estate of Michael P. Bogush was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Private Process Service at the address of 932 Susquehanna Avenue, Sunbury, PA 17801. A true and correct copy of said Proof of Service is marked Exhibit "A", attached hereto and made a part hereof.

6. On or about July 17, 2024, Defendant Travis Bogush, as Co-Administrator of the Estate of Michael P. Bogush was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Private Process Service at the address of 1324 North Front Street, Sunbury, PA 17801. A true and correct copy of said Proof of Service is marked Exhibit "B", attached hereto and made a part hereof.

7. On or about July 17, 2024, Defendant Michael P. Bogush, Jr., as Co-Administrator of the Estate of Michael P. Bogush was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Private Process Service at the address of 1324 North Front Street, Sunbury, PA 17801. A true and correct copy of said Proof of Service is marked Exhibit "C", attached hereto and made a part hereof.

8. On or about August 9, 2024, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, postage pre-paid, with a Certificate of Mailing. True and correct copies of said Certificates of Mailing are marked Exhibit "D", attached hereto and made a part hereof.

9. Finally, the undersigned deposes and says that the Defendants/Owners and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.Civ.P. 3129.2.

FURTHER AFFIANT SAYETH NAUGHT.

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

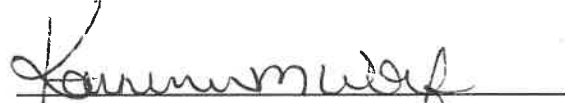
Dated: 8/21/24



Katherine M. Wolf, Esquire (314307)
Meredith H. Wooters, Esquire (307207)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Alyk L. Oflazian, Esquire (312912)
Cristina L. Connor, Esquire (318389)
Ed E. Qaqish, Esquire (309463)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611
Fax: 614-220-5613
Email: KMWolf@mdklegal.com
Attorney for Plaintiff

CERTIFICATION

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



Katherine M. Wolf, Esquire (314307)
Meredith H. Wooters, Esquire (307207)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Alyk L. Oflazian, Esquire (312912)
Cristina L. Connor, Esquire (318389)
Ed E. Qaqish, Esquire (309463)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611
Fax: 614-220-5613
Email: KMWolf@mdklegal.com
Attorney for Plaintiff

EXHIBIT A

Columbia County Court of Common Pleas

United Wholesale Mortgage, LLC

CIVIL DIVISION

Plaintiff,

Docket No.: 2023-CV-924

vs.

Teresa Bogush

Defendant,

The undersigned hereby certifies that I served a true and correct copy of the Notice of Sale upon Teresa Bogush ("Defendant") by handing a copy to McKenzie Clinger, the Daughter in Law, at 932 Susquehanna Avenue, Sunbury PA, 17801 on July 17, 2024 at 01:40 PM.

The description of the person with whom the copy of (Notice of Sale) was left is as follows:

Age: 30 - 39

Height: 5'4

Sex: Female

Weight: 130

Race: White

Hair Color: Brown

I verify that the statements in this Return of Service are true and correct. I further verify that I am an adult over the age of 18 and not related to any party in this action.

Beverly Taylor

Signature of Process Server

Beverly Taylor

Printed Name

STATE OF OHIO

)
)SS

COUNTY OF TUSCARAWAS

Sworn to/affirmed and subscribed before me, a notary public, by *Beverly Taylor* on this 23rd day of July 2024

Robert Sisson Jr.

Notary Public



Robert Sisson Jr.
Notary Public, State of Ohio
My Commission Expires 03-02-2026

EXHIBIT B

Columbia County Court of Common Pleas

United Wholesale Mortgage, LLC

Plaintiff,

vs.

Teresa Bogush

Defendant,

CIVIL DIVISION

Docket No.: 2023-CV-924

The undersigned hereby certifies that I served a true and correct copy of the Notice of Sale upon Travis Bogush ("Defendant") by handing a copy to Donna Bogush, the Mom, at 1324 North Front Street, Sunbury PA, 17801 on July 17, 2024 at 01:50 PM.

The description of the person with whom the copy of (Notice of Sale) was left is as follows:

Age: 59 - 100

Height: 5'4

Sex: Female

Weight: 120

Race: White

Hair Color: White

I verify that the statements in this Return of Service are true and correct. I further verify that I am an adult over the age of 18 and not related to any party in this action.

Beverly Taylor

Signature of Process Server

Beverly Taylor

Printed Name

STATE OF OHIO

)
JSS

COUNTY OF TUSCARORAS

Sworn to/affirmed and subscribed before me, a notary public, by Beverly Taylor on this 24th day of July 2024

Robert Sisson Jr.

Notary Public



Robert Sisson Jr.
Notary Public, State of Ohio
My Commission Expires 03-02-2026

EXHIBIT C

Columbia County Court of Common Pleas

United Wholesale Mortgage, LLC

CIVIL DIVISION

Plaintiff,
vs.

Docket No.: 2023-CV-924

Teresa Bogush
Defendant,

The undersigned hereby certifies that I served a true and correct copy of the Notice of Sale upon Michael P. Bogush Jr. ("Defendant") by handing a copy to Donna Bogush, the Mom, at 1324 North Front Street, Sunbury PA, 17801 on July 17, 2024 at 01:50 PM.

The description of the person with whom the copy of (Notice of Sale) was left is as follows:

Age: <u>59 - 100</u>	Height: <u>5'4</u>
Sex: <u>Female</u>	Weight: <u>120</u>
Race: <u>White</u>	Hair Color: <u>White</u>

I verify that the statements in this Return of Service are true and correct. I further verify that I am an adult over the age of 18 and not related to any party in this action:

Beverly Taylor

Signature of Process Server

Beverly Taylor

Printed Name

STATE OF OHIO

)
)SS

COUNTY OF TUSCARAWAS

Sworn to/affirmed and subscribed before me, a notary public, by Beverly Taylor on this 23rd day of July 2024

Robert Sisson Jr.

Notary Public



Robert Sisson Jr.
Notary Public, State of Ohio
My Commission Expires 03-02-2026

EXHIBIT D

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to US form may be used for domestic and international mail.

From: Katherine M. Wolf, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

neopost

07/16/2024

US POSTAGE \$002.00



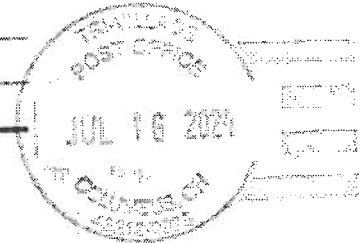
ZIP 43204
041L12204682

To: COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES

Postmark Here

P.O. Box 2675
Harrisburg, PA 17105
County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to may be used for domestic and international mail.

From: Katherine M. Wolf, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

neopost

07/16/2024

US POSTAGE \$002.00



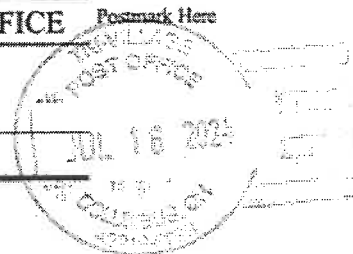
ZIP 43204
041L12204682

To: COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE

Postmark Here

11 West Main Street, 2nd Floor
Bloomsburg, PA 17815
County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to the post office and may be used for domestic and international mail.

From: Katherine M. Wolf, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

neopost
07/16/2024
US POSTAGE \$002.00⁰⁰

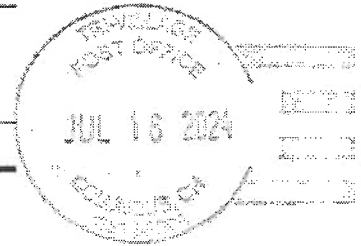


ZIP 43204
041L12204682

To: PA DEPT. OF REVENUE - INHERITANCE TAX
DIVISION

Postmark Here

6th Floor, Strawberry Square
Dept. 280601
Harrisburg, PA 17128-0601
County of P.Q.: Columbia



PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to the post office and may be used for domestic and international mail.

From: Katherine M. Wolf, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

neopost
07/16/2024
US POSTAGE \$002.00⁰⁰



ZIP 43204
041L12204682

To: UNKNOWN TENANT OR TENANTS

Postmark Here

125 Knights Drive
Bloomsburg, PA 17815
County of P.Q.: Columbia



PS Form 3817, April 2007 PSN 7530-02-000-9065

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented may be used for domestic and international mail.

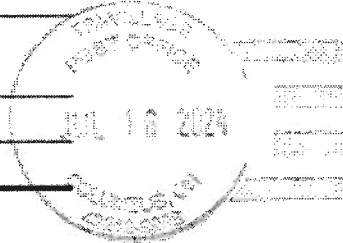
From: Katherine M. Wolf, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

neopost*
07/16/2024
US POSTAGE \$002.00

QR code
ZIP 43204
041L12204682

To: COLUMBIA COUNTY TAX CLAIM BUREAU
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815
County of P.Q.: Columbia

Postmark Here



PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USP may be used for domestic and international mail.

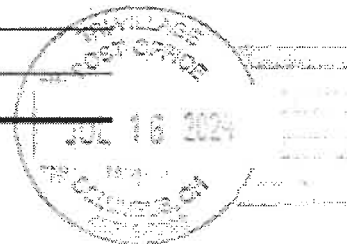
From: Katherine M. Wolf, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

neopost*
07/16/2024
US POSTAGE \$002.00

QR code
ZIP 43204
041L12204682

To: SHERWOOD VILLAGE HOMEOWNERS, INC.
Sherwood Village Road 5
Bloomsburg, PA 17815
County of P.Q.: Columbia

Postmark Here



PS Form 3817, April 2007 PSN 7530-02-000-9065

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Katherine M. Wolf, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

neopost[®]
07/16/2024
US POSTAGE \$002.00⁰



ZIP 43204
041L12204682

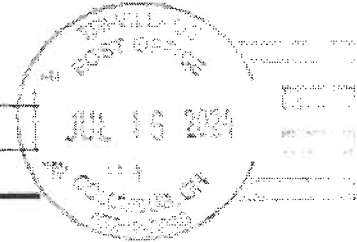
To: COLUMBIA COUNTY TAX CLAIM BUREAU

Postmark Here

11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. may be used for domestic and international mail.

From: Katherine M. Wolf, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

neopost 08/09/2024 US POSTAGE \$002.20

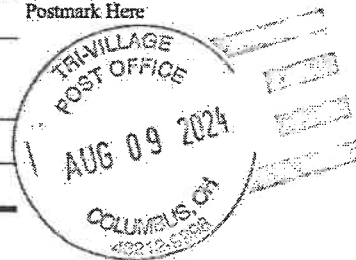


ZIP 4 3204 041L12:204682

To: SCOTT TOWNSHIP AUTHORITY

c/o David C. James, Esquire
38 West Third Street
Bloomsburg, PA 17815
County of P.Q.: Columbia

Postmark Here



PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. may be used for domestic and international mail.

From: Katherine M. Wolf, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

neopost 08/09/2024 US POSTAGE \$002.20

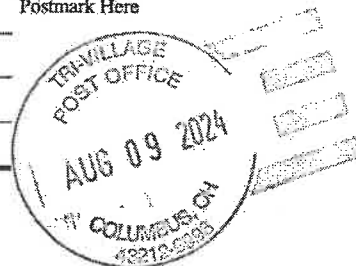


ZIP 4 3204 041L12:204682

To: SCOTT TOWNSHIP AUTHORITY

350 Tenny Street
Bloomsburg, PA 17815
County of P.Q.: Columbia

Postmark Here



PS Form 3817, April 2007 PSN 7530-02-000-9065

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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

Ad Text: Bogush 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 (Shawn H. Stair)]

(Notary Public)

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

Ad Image On Next Page

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

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



MANLEYDEAS.COM

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

August 13, 2024

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

Re: United Wholesale Mortgage, LLC v.
Teresa Bogush, as Co-Administrator of the Estate of Michael P. Bogush, et al.
Property Address: 125 Knights Drive, Bloomsburg, PA 17815
Docket No. 2023-CV-924
Our File Number: 23-016732

Dear Sir/Madam:

Please continue the sheriff sale set for August 28, 2024 to October 30, 2024. Please announce this continuance at the August 28, 2024 sheriff sale.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

23-016732_DBS1

Timothy Chamberlain

From: David James <David@hhtlegal.com>
Sent: Monday, August 19, 2024 6:48 AM
To: Timothy Chamberlain; Sarah Klingaman
Subject: 125 Knights Drive - Public Sale on August 28, 2024

Dear Sheriff Chamberlain,

The property located at 125 Knights Drive, Bloomsburg, is being sold at public sale on August 28, 2024. The Scott Township Municipal Authority currently has a municipal lien of \$687.61 against the property. There is a total overdue balance of \$773.92. I am asking that the latter amount be added to the price due on the property as to satisfy the amount due the Authority.

If you have any questions, please do not hesitate to contact me. Thank you for your time and consideration.

Best regards,

David C. James, Esquire
Hill, Turowski, James & Lehman, LLP
38 West Third Street
Bloomsburg, PA 17815
570-784-6770 Phone
570-784-6075 Fax

CONFIDENTIALITY NOTICE: The information contained in this electronic mail transmission (including any accompanying attachments) is intended solely for its authorized recipient(s), and may be confidential and/or legally privileged. If you are not an intended recipient, or responsible for delivering some or all of this transmission to an intended recipient, you have received this transmission in error and are hereby notified that you are strictly prohibited from reading, copying, printing, distributing or disclosing any of the information contained in it. In that event, please contact us immediately by telephone (570) 784-6770 or by electronic mail at David@hhtlegal.com and delete the original and all copies of this transmission (including any attachments) without reading or saving in any manner.



MANLEYDEAS.COM

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

August 13, 2024

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

Re: United Wholesale Mortgage, LLC v.
Teresa Bogush, as Co-Administrator of the Estate of Michael P. Bogush, et al.
Property Address: 125 Knights Drive, Bloomsburg, PA 17815
Docket No. 2023-CV-924
Our File Number: 23-016732

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

23-016732_DBS1

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

United Wholesale Mortgage, LLC

Plaintiff,

vs.

Teresa Bogush, as Co-Administrator of the
Estate of Michael P. Bogush; Travis Bogush, as
Co-Administrator of the Estate of Michael P.
Bogush; Michael P. Bogush, Jr., as Co-
Administrator of the Estate of Michael P.
Bogush

Defendants.


CIVIL DIVISION

Docket No.: 2023-CV-924

CERTIFICATE OF FILING

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for August 28, 2024 at 9:00AM in the above captioned matter has been continued until October 30, 2024 at 9:00AM.

Dated: August 13, 2024

By: 
Katherine M. Wolf, Esquire (314307)
Meredith H. Wooters, Esquire (307207)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Alyk L. Oflazian, Esquire (312912)
Cristina L. Connor, Esquire (318389)
Ed E. Qaqish, Esquire (309463)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611
Fax: 614-220-5613
Email: KMWolf@mdklegal.com
Attorney for Plaintiff

23-016732_DBS1

**MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS OH 43216-5028**

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

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

FILED
NOTARIAL

2024 AUG 15 PM 12:00

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

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

United Wholesale Mortgage, LLC

Plaintiff,

vs.

Teresa Bogush, as Co-Administrator of the
Estate of Michael P. Bogush; Travis Bogush, as
Co-Administrator of the Estate of Michael P.
Bogush; Michael P. Bogush, Jr., as Co-
Administrator of the Estate of Michael P.
Bogush

Defendants.

CIVIL DIVISION

Docket No.: 2023-CV-924

ORIGINAL

NOTICE OF THE DATE OF CONTINUED SHERIFF SALE

The Sheriff Sale scheduled for August 28, 2024 at 9:00AM in the above captioned matter
has been continued until October 30, 2024 at 9:00AM.

Dated: August 13, 2024

By: Katherine M. Wolf
Katherine M. Wolf, Esquire (314307)
Meredith H. Wooters, Esquire (307207)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Alyk L. Oflazian, Esquire (312912)
Cristina L. Connor, Esquire (318389)
Ed E. Qaqish, Esquire (309463)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611
Fax: 614-220-5613
Email: KMWolf@mdklegal.com
Attorney for Plaintiff



MANLEYDEAS.COM

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

August 8, 2024

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

Send Via UPS Ground

Re: United Wholesale Mortgage, LLC v.
Teresa Bogush, as Co-Administrator of the Estate of Michael P. Bogush, et al.
Property Address: 125 Knights Drive, Bloomsburg, PA 17815
Docket No. 2023-CV-924
Our File Number: 23-016732

Dear Sir/Madam:

Enclosed please find a copy of an Amended Affidavit Pursuant to Rule 3129.1 regarding the above referenced matter.

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

Very truly yours,

Manley Deas Kochalski LLC

TRAVIS BOGUSH, AS CO-ADMINISTRATOR OF THE ESTATE OF MICHAEL P. BOGUSH

1324 North Front Street
Sunbury, PA 17801

AND

503 Reservoir Road
Beavertown, PA 17813

MICHAEL P. BOGUSH, JR., AS CO-ADMINISTRATOR OF THE ESTATE OF MICHAEL P. BOGUSH

1324 North Front Street
Sunbury, PA 17801

AND

131 North River Avenue
Sunbury, PA 17801

AND

503 Reservoir Road
Beavertown, PA 17813

AND

Rural Route 1, Box 2193
Beavertown, PA 17813

AND

64 Carl Lane
Winfield, PA 17889

2. Name and Address of Defendant(s) in the Judgment:

TERESA BOGUSH, AS CO-ADMINISTRATOR OF THE ESTATE OF MICHAEL P. BOGUSH

932 Susquehanna Avenue
Sunbury, PA 17801

TRAVIS BOGUSH, AS CO-ADMINISTRATOR OF THE ESTATE OF MICHAEL P. BOGUSH

1324 North Front Street
Sunbury, PA 17801

AND

503 Reservoir Road
Beavertown, PA 17813

MICHAEL P. BOGUSH, JR., AS CO-ADMINISTRATOR OF THE ESTATE OF MICHAEL P. BOGUSH

1324 North Front Street
Sunbury, PA 17801

AND

131 North River Avenue
Sunbury, PA 17801

AND

503 Reservoir Road
Beavertown, PA 17813

AND

Rural Route 1, Box 2193
Beavertown, PA 17813

AND

64 Carl Lane
Winfield, PA 17889

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

UNITED WHOLESALE MORTGAGE, LLC
Plaintiff

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

UNITED WHOLESALE MORTGAGE, LLC
Plaintiff

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

COLUMBIA COUNTY TAX CLAIM BUREAU
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

SCOTT TOWNSHIP AUTHORITY
c/o David C. James, Esquire
38 West Third Street
Bloomsburg, PA 17815

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

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES
P.O. Box 2675
Harrisburg, PA 17105

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

SHERWOOD VILLAGE HOMEOWNERS, INC.
Sherwood Village Road 5
Bloomsburg, PA 17815

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
11 West Main Street, 2nd Floor
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS
125 Knights Drive
Bloomsburg, PA 17815

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

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

Dated: 8/12/24



Katherine M. Wolf, Esquire (314307)
Meredith H. Wooters, Esquire (307207)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Alyk L. Oflazian, Esquire (312912)
Cristina L. Connor, Esquire (318389)
Ed E. Qaqish, Esquire (309463)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611
Fax: 614-220-5613
Email: KMWolf@mdklegal.com
Attorney for Plaintiff

**MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS OH 43216-5028**

Columbia County Sheriff
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Sheriff
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe
Sheriff



Curtis T Cooke
Chief Deputy

UNITED WHOLESALE MORTGAGE LLC
vs.
MICHAEL P BOGUSH, JR (et al.)

Case Number
23 CV 00924

24 ED 0068

SHERIFF'S RETURN OF SERVICE

- 07/24/2024 10:38 AM - I HEREBY CERTIFY AND RETURN THAT I HAVE SERVED THE WRIT OF EXECUTION, NOTICE OF SALE, & HANDBILL IN THIS MATTER ON THE THEREIN NAMED DEFENDANT, TERESA BOGUSH, BY HANDING TO AND LEAVING A TRUE AND CORRECT COPY THEREOF WITH THEM PERSONALLY AND MAKING KNOWN THE CONTENTS OF THE SAME AT 932 SUSQUEHANNA AVE, SUNBURY, PA 17801. BY DEPUTY DEPUTY THOMAS THEW
- 07/24/2024 11:28 AM - I HEREBY CERTIFY AND RETURN THAT I HAVE SERVED THE WRIT OF EXECUTION, NOTICE OF SALE, & HANDBILL IN THIS MATTER ON THE THEREIN NAMED DEFENDANT, MICHAEL P BOGUSH, JR, BY HANDING TO AND LEAVING A TRUE AND CORRECT COPY THEREOF WITH THEM PERSONALLY AND MAKING KNOWN THE CONTENTS OF THE SAME AT 131 NORTH RIVER AVE, SUNBURY, PA 17801. BY DEPUTY DEPUTY THOMAS THEW

SO ANSWERS,

ROBERT J. WOLFE, SHERIFF

August 12, 2024

REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
07/09/2024	Advance Fee	Advance Fee	9459	\$0.00	\$150.00
07/19/2024	Service Mileage	(PAID 07/31/2024)	7-24	\$4.69	\$0.00
07/19/2024	Service Mileage	(PAID 07/31/2024)	7-24	\$4.69	\$0.00
07/24/2024	Service Mileage	(PAID 07/31/2024)	7-24	\$4.69	\$0.00
07/24/2024	Service Mileage	(PAID 07/31/2024)	7-24	\$4.69	\$0.00
07/30/2024	Docketing	(PAID 07/31/2024)	7-24	\$15.00	\$0.00
07/30/2024	Executing	(PAID 07/31/2024)	7-24	\$30.00	\$0.00
07/30/2024	Foreign County Service Fee	(PAID 07/31/2024)	7-24	\$5.00	\$0.00
07/30/2024	Refund	(PAID 07/30/2024)	REQ	\$81.24	\$0.00
				\$150.00	\$150.00
				TOTAL BALANCE: \$0.00	

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

1082

Robert J. Wolfe
Sheriff



Curtis T Cooke
Chief Deputy

874

UNITED WHOLESALE MORTGAGE LLC
vs.
BOGUSH JR, MICHAEL P (et al.)

Case Number
23 CV 00924

SERVICE COVER SHEET

Columbia City

Service Details:

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

Manner: < Not Specified > **Expires:** 07/26/2024 **Warrant:**

Notes: WRIT OF EXECUTION, NOTICE OF SALE, AND HANDBILL

Serve To:

Name: MICHAEL P BOGUSH, JR

Primary Address: 131 NORTH RIVER AVE
SUNBURY, PA 17801

Phone: - OR - **DOB:**

Alternate Address: 1324 NORTH FRONT ST
SUNBURY, PA 17801

Phone: 272-267-9224

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-24-24 **Time:** 1128

Deputy: Trew **Mileage:** Sunbury

Attorney / Originator:

Name: COLUMBIA COUNTY SHERIFF OFFICE **Phone:**

Service Attempts:

Date:	7-19-24					
Time:	1317					
Mileage:	Sunbury					
Deputy:	FDR	2	3	4	5	3

Service Attempt Notes:

- KVA - Notice posted
-
-
-
-
-

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

2022

Robert J. Wolfe
Sheriff



Curtis T Cooke
Chief Deputy

OK

UNITED WHOLESALE MORTGAGE LLC
vs.
BOGUSH JR, MICHAEL P (et al.)

Case Number
23 CV 00924

SERVICE COVER SHEET

Columbia Ctr

Service Details:

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

Manner: < Not Specified > **Expires:** 07/26/2024 **Warrant:**

Notes: WRIT OF EXECUTION, NOTICE OF SALE, AND HANDBILL

Serve To:

Name: TERESA BOGUSH

Primary Address: 932 SUSQUEHANNA AVE
SUNBURY, PA 17801

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 7-24-24 **Time:** 1038

Deputy: Drew **Mileage:** Sunbury

Attorney/Originator:

Name: COLUMBIA COUNTY SHERIFF OFFICE **Phone:**

Service Attempts:

Date:	7-19-24					
Time:	1325					
Mileage:	Sunbury					
Deputy:	FINK	2	3	4	5	6

Service Attempt Notes:

1. KNA - Notice posted.
- 2.
- 3.
- 4.
- 5.
- 6.

SHERIFF'S OFFICE OF SNYDER COUNTY

John A. Zechman
Sheriff



Lucas Bingman
Chief Deputy

Melissa S. Lobos
Solicitor

Catherine Reid
Real Estate Deputy

UNITED WHOLESALE MORTGAGE, LLC
vs.
ESTATE OF MICHAEL P BOGUSH (ET AL.) (et al.)

Case Number
2024-ED-68

SHERIFF'S NOTICE OF SERVICE

07/17/2024 02:07 PM - DEPUTY ROSS MITCHELL, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, AN ATTEMPT TO SERVE THE CIVIL COMPLAINT TO TRAVIS BOGUSH AT 503 RESERVOIR RD, BEAVERTOWN, PA 17813 WAS UNSUCCESSFUL. INFORMATION RECEIVED FROM TENANT OF SAID ADDRESS STATED THE DEFENDANT LIVES IN SUNBURY.

ROSS MITCHELL, DEPUTY

07/19/2024 DEFENDANT CALLED AND INFORMED ME THAT HE RECEIVED THE PAPERWORK AT HIS ADDRESS IN SUNBURY FROM NORTHUMBERLAND COUNTY.

CATHERINE REID, DEPUTY

SHERIFF COST: \$45.00

SO ANSWERS,

JOHN A. ZECHMAN, SHERIFF

July 22, 2024

NOTARY

Affirmed and subscribed to before me this

22ND day of JULY, 2024

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

SHERIFF'S OFFICE OF SNYDER COUNTY

John A. Zechman
Sheriff

Lucas Bingman
Chief Deputy

Melissa S. Lobos
Solicitor

Catherine Reid
Real Estate Deputy



UNITED WHOLESALE MORTGAGE, LLC
vs.
ESTATE OF MICHAEL P BOGUSH (ET AL.)

Case Number
2024-ED-68



case

DEPOSIT RECEIPT



ledger

Printed: 7/15/2024 12:56:51PM

Receipt No: 4941

Date: 07/15/2024

Type: Civil Action

Paid By: COULUMBIA COUNTY SHERIFF OFFICE

<u>Check No:</u>	<u>Check Date:</u>	<u>Description:</u>	<u>Deposit Amount:</u>
9458	07/02/2024	Advance Fee	\$75.00

Mail To: COULUMBIA COUNTY SHERIFF OFFICE

Origin: Foreign County Columbia

Received by:

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



UNITED WHOLESale MORTGAGE LLC
vs.
BOGUSH, ESTATE, MICHAEL P (et al.)

Case Number
2023CV924

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	68
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 08/28/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Snyder Co \$ 75.00		

Serve To:

Name:	TRAVIS BOGUSH
Primary Address:	503 RESERVOIR ROAD BEAVERTOWN, PA 17813
Phone:	DOB:
Alternate Address:	1324 NORTH FRONT STREET SUNBURY, PA 17801
Phone:	

Final Service:

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

Attorney / Originator:

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

Service Attempts:

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

Notes / Special Instructions:

Now, July 02, 2024 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Snyder County to execute service of the documents herewith and make return thereof according to law.

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

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

BOGUSH, TRAVIS
2023CV924
503 RESERVOIR ROAD, BEAVERTOWN, PA 17813
NO EXPIRATION

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

United Wholesale Mortgage, LLC

Plaintiff,

vs.

Teresa Bogush, as Co-Administrator of the
Estate of Michael P. Bogush; Travis Bogush,
as Co-Administrator of the Estate of Michael
P. Bogush; Michael P. Bogush, Jr., as Co-
Administrator of the Estate of Michael P.
Bogush

Defendants.

CIVIL DIVISION

Docket No.: 2023-CV-924

2024 - ED - 68

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

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

SEE EXHIBIT "A" ATTACHED

Amount due	\$ <u>261,904.68</u>
Interest from October 21, 2023 to June 4, 2024	\$ <u>9,215.15</u>
Interest from June 5, 2024 to date of sale at the per diem of \$44.47	\$ _____
Total (Costs to be added)	\$ _____

Dated: 7/1/2024

Stephanie Stroup
Prothonotary

(SEAL)

By: Melissa Traugh
Clerk

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

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

United Wholesale Mortgage, LLC

Plaintiff,

vs.

Teresa Bogush, as Co-Administrator of the
Estate of Michael P. Bogush; Travis Bogush,
as Co-Administrator of the Estate of Michael
P. Bogush; Michael P. Bogush, Jr., as Co-
Administrator of the Estate of Michael P.
Bogush

Defendants.

CIVIL DIVISION

Docket No.: 2023-CV-924

All that certain piece or parcel of land situate in Scott Township Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point on the western side of Knight's Drive, said point being 198 feet North of the Northwest corner of the intersection of Knight's Drive and Nottingham Road;

Thence South 66 degrees 50 minutes West, along the division line of Lots 28 and 35, a distance of 125 feet;

Thence North 23 degrees 10 minutes West, a distance of 90 feet to a point;

Thence North 66 degrees 50 minutes East, a distance of 125 feet to a point on the Western side of Knight's Drive;

Thence along the western side of Knight's Drive, South 23 degrees 10 minutes East, a distance of 90 feet to a point, the place of beginning.

Being known and designated as Lot No. 35 in the plot of lots of Sherwood Village, prepared by H.G. Shulde, R.E., dated October 15, 1952, as revised June 25, 1953, and as further revised February 14, 1956.

Parcel No.: 31 03B06000

Being the same property conveyed to Michael P. Bogush and Betty J. Bogush, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Theodore L. Oman, joined by Gretchen A. Oman, his wife and Elsa M. Oman, dated April 30, 2008, recorded May 1, 2008, at Instrument Number 200804030, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 125 Knights Drive, Bloomsburg, PA 17815

Exhibit "A"

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

United Wholesale Mortgage, LLC

Plaintiff,

vs.

Teresa Bogush, as Co-Administrator of the Estate of Michael P. Bogush; Travis Bogush, as Co-Administrator of the Estate of Michael P. Bogush; Michael P. Bogush, Jr., as Co-Administrator of the Estate of Michael P. Bogush

Defendants.

CIVIL DIVISION

Docket No.: 2023-CV-924

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

TO: **Travis Bogush**, as Co-Administrator of the Estate of Michael P. Bogush
1324 North Front Street
Sunbury, PA 17801

AND

503 Reservoir Road
Beavertown, PA 17813

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on Aug. 28 2024 at 9:00 am prevailing local time.

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

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

The LOCATION of your property to be sold is:

125 Knights Drive, Bloomsburg, PA 17815

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

No. 2023-CV-924

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Teresa Bogush, as Co-Administrator of the Estate of Michael P. Bogush; Travis Bogush, as Co-Administrator of the Estate of Michael P. Bogush; Michael P. Bogush, Jr., as Co-Administrator of the Estate of Michael P. Bogush

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815.

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

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

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

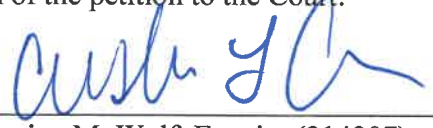
**Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108**

(800) 692-7375

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

Dated: 6/27/24



Katherine M. Wolf, Esquire (314307)
Meredith H. Wooters, Esquire (307207)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Alyk L. Oflazian, Esquire (312912)
Cristina L. Connor, Esquire (318389)
Ed E. Qaqish, Esquire (309463)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611
Fax: 614-220-5613
Email: KMWolf@manleydeas.com
Attorney for Plaintiff

VIA Private Process Service, Certified Mail, Private Process Service and Certified Mail

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



UNITED WHOLESALE MORTGAGE LLC
vs.
BOGUSH, ESTATE, MICHAEL P (et al.)

Case Number
2023CV924

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name:	(POSTING)
Primary Address:	125 KNIGHTS DRIVE 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:	1835
Deputy:	9	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

(POSTING)

2023CV924

125 KNIGHTS DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



UNITED WHOLESale MORTGAGE LLC
vs.
MICHAEL P BOGUSH , ESTATE (et al.)

Case Number
2023CV924

SHERIFF'S RETURN OF SERVICE

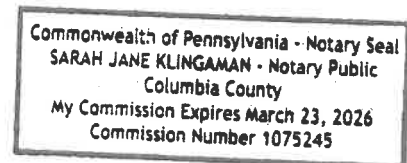
07/15/2024 06:35 PM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 125 KNIGHTS DRIVE, BLOOMSBURG, PA 17815.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 16, 2024



NOTARY

Affirmed and subscribed to before me this

16TH day of JULY, 2024

Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



UNITED WHOLESale MORTGAGE LLC
vs.
BOGUSH, ESTATE, MICHAEL P (et al.)

Case Number
2023CV924

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	68
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:	Central Columbia SD
Primary Address:	4777 Old Berwick Road Bloomsburg, PA 17815
Phone:	570-784-2850 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Hedi Ritter
Relation:	receptionist
Date:	7/9/24
Time:	1315
Deputy:	8
Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

CENTRAL COLUMBIA SD 2023CV924 4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



UNITED WHOLESAL MORTGAGE LLC
vs.
BOGUSH, ESTATE, MICHAEL P (et al.)

Case Number
2023CV924

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	68
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 <div style="text-align: right; font-style: italic; font-size: 1.2em;">No longer here</div>		
Warrant:			

Serve To:

Name:	SHERWOOD VILLAGE HOMEOWNERS, INC
Primary Address:	SHERWOOD VILLAGE ROAD #5 BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	7-11-24	Time:	0810
Deputy:	6	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	7/9/24	7-10-24				
Time:	1305	0925				
Mileage:						
Deputy:	18	6	3	4	5	6

Service Attempt Notes:

1. could not locate address
2. Office Building at entrance has nothing to do w/ this, therapy office
3. address does not exist.
- 4.
- 5.
- 6.

SHERWOOD VILLAGE HON

2023CV924

SHERWOOD VILLAGE ROAD #5, BLOOMSBURG, PA 17815. NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



UNITED WHOLESAL MORTGAGE LLC
vs.
MICHAEL P BOGUSH , ESTATE (et al.)

Case Number
2023CV924

SHERIFF'S RETURN OF SERVICE

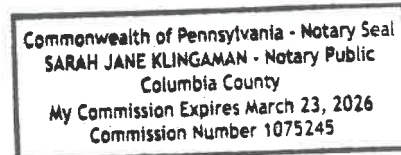
07/03/2024 02:36 PM - DEPUTY JAMES DALTON, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: MICHAEL P BOGUSH , ESTATE, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 125 KNIGHTS DRIVE, BLOOMSBURG, PA 17815 WITH A TRU AND CORRECT COPY ACCORDING TO LAW. HOUSE IS VACATE, MR. BOGUSH PASSED AWAY.

JAMES DALTON, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 05, 2024



NOTARY

Affirmed and subscribed to before me this

5TH day of JULY, 2024

Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



UNITED WHOLESALE MORTGAGE LLC
vs.
BOGUSH , ESTATE, MICHAEL P (et al.)

Case Number
2023CV924

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	68
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:	MICHAEL P BOGUSH , ESTATE
Primary Address:	125 KNIGHTS DRIVE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	7/3/24	Time:	2:36
Deputy:	6	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	7-3-24					
Time:	2:36pm					
Mileage:						
Deputy:	6 + 12	2	3	4	5	6

Service Attempt Notes:

1. No Answer posted occupant copy
- 2.
- 3.
- 4.
- 5.
- 6.

BOGUSH , ESTATE, MICHA

2023CV924

125 KNIGHTS DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



UNITED WHOLESALE MORTGAGE LLC
vs.
BOGUSH, ESTATE, MICHAEL P (et al.)

Case Number
2023CV924

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	608
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:	OCCUPANT
Primary Address:	125 KNIGHTS DRIVE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	7-3-24	Time:	1436
Deputy:	6	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

OCCUPANT

2023CV924

125 KNIGHTS DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



UNITED WHOLESAL MORTGAGE LLC
vs.
BOGUSH , ESTATE, MICHAEL P (et al.)

Case Number
2023CV924

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 68	
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
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: 7-3-24 Time: 1414
Deputy: 6 Mileage:

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

BOHLING, MELODY

2023CV924

350 TENNY ST., BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 07/03/2024

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

Ad ID: 151160
Description: Bogush Sale
Run Dates: 08/07/2024 - 08/21/2024
Class: 0002
Orig User: sshotwel
Words: 700
Lines: 83
Agate Lines: 222
Depth: 9.22
Blind Box:

Total Ad Cost \$1,579.10
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	08/07/2024	08/21/2024	3	1,579.10

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV924

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

Beginning at a point on the western side of Knight's Drive, said point being 198 feet North of the Northwest corner of the intersection of Knight's Drive and Nottingham Road;

Thence South 66 degrees 50 minutes West, along the division line of Lots 28 and 35, a distance of 125 feet;

Thence North 23 degrees 10 minutes West, a distance of 90 feet to a point;

Thence North 66 degrees 50 minutes East, a distance of 125 feet to a point on the Western side of Knight's Drive;

Thence along the western side of Knight's Drive, South 23 degrees 10 minutes East, a distance of 90 feet to a point, the place of beginning.

Being known and designated as Lot No. 35 in the plot of lots of Sherwood Village, prepared by H.G. Shulde, R.E., dated October 15, 1952, as revised June 25, 1953, and as further revised February 14, 1956.

Parcel# 3103B06000

Being the same property conveyed to Michael P. Bogush and Betty J. Bogush, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Theodore L. Oman, joined by Gretchen A. Oman, his wife and Elsa M. Oman, dated April 30, 2008, recorded May 1, 2008, at Instrument Number 200804030, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 125 Knights Drive, Bloomsburg, PA 17815

PROPERTY ADDRESS: 125 KNIGHTS DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31 03B 06 000

Seized and taken into execution to be sold as the property of MICHAEL P. BOGUSH, ESTATE, TRAVIS BOGUSH, TERESA BOGUSH, MICHAEL P. BOGUSH, JR., SHERWOOD VILLAGE HOMEOWNERS, INC. in suit of UNITED WHOLESALE MORTGAGE LLC.

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

Attorney for the Plaintiff: **TIMOTHY CHAMBERLAIN, Sheriff**
MANLEY DEAS DOCHALSKI LLC Columbia County, Pennsylvania
COLUMBUS, OH 1-614-220-5611

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



UNITED WHOLESale MORTGAGE LLC
vs.
BOGUSH , ESTATE, MICHAEL P (et al.)

Case Number
2023CV924

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	68
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:	Dolie Klinger		
Relation:			
Date:	7-3-24	Time:	0944
Deputy:	6	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2023CV924 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



UNITED WHOLESAL MORTGAGE LLC
vs.
BOGUSH , ESTATE, MICHAEL P (et al.)

Case Number
2023CV924

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	68
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:	Columbia County Tax Office		
Primary Address:	PO Box 380 Bloomsburg, PA 17815		
Phone:	570-389-5649	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted Other		
Adult In Charge:	Lynn Dixon		
Relation:	Clerk		
Date:	7-3-24	Time:	0930
Deputy:	6	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2023CV924

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

① TRAVIS BOGUSH, AS CO-ADMINISTRATOR OF THE ESTATE OF MICHAEL P. BOGUSH

1324 North Front Street
Sunbury, PA 17801

AND

503 Reservoir Road
Beavertown, PA 17813

② MICHAEL P. BOGUSH, JR., AS CO-ADMINISTRATOR OF THE ESTATE OF MICHAEL P. BOGUSH

1324 North Front Street
Sunbury, PA 17801

AND

131 North River Avenue
Sunbury, PA 17801

AND

503 Reservoir Road
Beavertown, PA 17813

AND

Rural Route 1, Box 2193
Beavertown, PA 17813

AND

64 Carl Lane
Winfield, PA 17889

Union Co. 50.00 ✓ CK # 9457

2. Name and Address of Defendant(s) in the Judgment:

③ TERESA BOGUSH, AS CO-ADMINISTRATOR OF THE ESTATE OF MICHAEL P. BOGUSH

932 Susquehanna Avenue
Sunbury, PA 17801

Northumberland \$250.00 - 3 Def 9458

TRAVIS BOGUSH, AS CO-ADMINISTRATOR OF THE ESTATE OF MICHAEL P. BOGUSH

1324 North Front Street
Sunbury, PA 17801

AND

503 Reservoir Road
Beavertown, PA 17813

- Snyder Co. 75.00 9459

MICHAEL P. BOGUSH, JR., AS CO-ADMINISTRATOR OF THE ESTATE OF MICHAEL P. BOGUSH

1324 North Front Street
Sunbury, PA 17801

AND
131 North River Avenue
Sunbury, PA 17801

Northumberland Co.

AND
503 Reservoir Road
Beavertown, PA 17813

Snyder Co

AND
Rural Route 1, Box 2193
Beavertown, PA 17813

AND
64 Carl Lane
Winfield, PA 17889

Union Co

- 1st <
3. Name and Address of every judgment creditor whose judgment is a record lien on the real property to be sold:

UNITED WHOLESALE MORTGAGE, LLC
Plaintiff

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

UNITED WHOLESALE MORTGAGE, LLC
Plaintiff

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

COLUMBIA COUNTY TAX CLAIM BUREAU
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

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

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES ✓
P.O. Box 2675
Harrisburg, PA 17105

Cect.

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:

SHERWOOD VILLAGE HOMEOWNERS, INC.
Sherwood Village Road 5
Bloomsburg, PA 17815

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
11 West Main Street, 2nd Floor
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS
125 Knights Drive
Bloomsburg, PA 17815

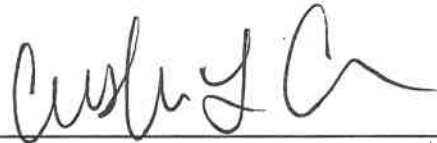
PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION
6th Floor, Strawberry Square
Department 280601
Harrisburg, PA 17128

Cut.

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

Dated: _____

10/27/24



Katherine M. Wolf, Esquire (314307)
Meredith H. Wooters, Esquire (307207)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Alyk L. Oflazian, Esquire (312912)
Cristina L. Connor, Esquire (318389)
Ed E. Qaqish, Esquire (309463)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611
Fax: 614-220-5613
Email: KMWolf@manleydeas.com
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

United Wholesale Mortgage, LLC

Plaintiff,

vs.

Teresa Bogush, as Co-Administrator of the
Estate of Michael P. Bogush; Travis Bogush,
as Co-Administrator of the Estate of Michael
P. Bogush; Michael P. Bogush, Jr., as Co-
Administrator of the Estate of Michael P.
Bogush

Defendants.

CIVIL DIVISION

Docket No.: 2023-CV-924

2024 - ED - 68

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

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

SEE EXHIBIT "A" ATTACHED

Amount due	\$ <u>261,904.68</u>
Interest from October 21, 2023 to June 4, 2024	\$ <u>9,215.15</u>
Interest from June 5, 2024 to date of sale at the per diem of \$44.47	\$ _____
Total (Costs to be added)	\$ _____

Dated: 7/1/2024

Stephanie Stroup
Prothonotary

(SEAL)

By: Melissa Traugh
Clerk

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

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

United Wholesale Mortgage, LLC

Plaintiff,

vs.

Teresa Bogush, as Co-Administrator of the
Estate of Michael P. Bogush; Travis Bogush,
as Co-Administrator of the Estate of Michael
P. Bogush; Michael P. Bogush, Jr., as Co-
Administrator of the Estate of Michael P.
Bogush

Defendants.

CIVIL DIVISION

Docket No.: 2023-CV-924

All that certain piece or parcel of land situate in Scott Township Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point on the western side of Knight's Drive, said point being 198 feet North of the Northwest corner of the intersection of Knight's Drive and Nottingham Road;

Thence South 66 degrees 50 minutes West, along the division line of Lots 28 and 35, a distance of 125 feet;

Thence North 23 degrees 10 minutes West, a distance of 90 feet to a point;

Thence North 66 degrees 50 minutes East, a distance of 125 feet to a point on the Western side of Knight's Drive;

Thence along the western side of Knight's Drive, South 23 degrees 10 minutes East, a distance of 90 feet to a point, the place of beginning.

Being known and designated as Lot No. 35 in the plot of lots of Sherwood Village, prepared by H.G. Shulde, R.E., dated October 15, 1952, as revised June 25, 1953, and as further revised February 14, 1956.

Parcel No.: 31 03B06000

Being the same property conveyed to Michael P. Bogush and Betty J. Bogush, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Theodore L. Oman, joined by Gretchen A. Oman, his wife and Elsa M. Oman, dated April 30, 2008, recorded May 1, 2008, at Instrument Number 200804030, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 125 Knights Drive, Bloomsburg, PA 17815

Exhibit "A"

125 Knights Dr.

REAL ESTATE OUTLINE

ED # 2024 ED68

DATE RECEIVED 7-1-24
DOCKET AND INDEX 2023 CV 924

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>
COPY OF DESCRIPTION	<u>X</u>
WHEREABOUTS OF LKA	<u>X</u>
NON-MILITARY AFFIDAVIT	<u> </u> emailed
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>X</u> CK# <u>161003</u>

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

SALE DATE Aug 28 TIME 9:00am
 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>

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

United Wholesale Mortgage, LLC

Plaintiff,

vs.

Teresa Bogush, as Co-Administrator of the Estate of Michael P. Bogush; Travis Bogush, as Co-Administrator of the Estate of Michael P. Bogush; Michael P. Bogush, Jr., as Co-Administrator of the Estate of Michael P. Bogush

Defendants.

CIVIL DIVISION

Docket No.: 2023-CV-924

2024 - E.D. - 68

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Beginning at a point on the western side of Knight's Drive, said point being 198 feet North of the Northwest corner of the intersection of Knight's Drive and Nottingham Road;

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Being known and designated as Lot No. 35 in the plot of lots of Sherwood Village, prepared by H.G. Shulde, R.E., dated October 15, 1952, as revised June 25, 1953, and as further revised February 14, 1956.

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Being the same property conveyed to Michael P. Bogush and Betty J. Bogush, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Theodore L. Oman, joined by Gretchen A. Oman, his wife and Elsa M. Oman, dated April 30, 2008, recorded May 1, 2008, at Instrument Number 200804030, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 125 Knights Drive, Bloomsburg, PA 17815

Exhibit "A"

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on Aug. 28, 2024 at 9:00 am prevailing local time.

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

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

The LOCATION of your property to be sold is:

125 Knights Drive, Bloomsburg, PA 17815

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

No. 2023-CV-924

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Teresa Bogush, as Co-Administrator of the Estate of Michael P. Bogush; Travis Bogush, as Co-Administrator of the Estate of Michael P. Bogush; Michael P. Bogush, Jr., as Co-Administrator of the Estate of Michael P. Bogush

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815.

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

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

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

**Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108**

(800) 692-7375

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

Dated:

6/27/24



Katherine M. Wolf, Esquire (314307)
Meredith H. Wooters, Esquire (307207)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Alyk L. Oflazian, Esquire (312912)
Cristina L. Connor, Esquire (318389)
Ed E. Qaqish, Esquire (309463)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV924

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

WEDNESDAY, AUGUST 28, 2024
AT 9:00 O'CLOCK A.M.

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

All that certain piece or parcel of land situate in Scott Township Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point on the western side of Knight's Drive, said point being 198 feet North of the Northwest corner of the intersection of Knight's Drive and Nottingham Road;

Thence South 66 degrees 50 minutes West, along the division line of Lots 28 and 35, a distance of 125 feet;

Thence North 23 degrees 10 minutes West, a distance of 90 feet to a point;

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Thence along the western side of Knight's Drive, South 23 degrees 10 minutes East, a distance of 90 feet to a point, the place of beginning.

Being known and designated as Lot No. 35 in the plot of lots of Sherwood Village, prepared by H.G. Shulde, R.E., dated October 15, 1952, as revised June 25, 1953, and as further revised

February 14, 1956.

Parcel#3103B06000

Being the same property conveyed to Michael P. Bogush and Betty J. Bogush, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Theodore L. Oman, joined by Gretchen A. Oman, his wife and Elsa M. Oman, dated April 30, 2008, recorded May 1, 2008, at Instrument Number 200804030, Office of the Recorder of Deeds, Columbia County, Pennsylvania. Property known as 125 Knights Drive, Bloomsburg, PA 17815

PROPERTY ADDRESS: 125 KNIGHTS DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31 03B 06 000

Seized and taken into execution to be sold as the property of MICHAEL P BOGUSH , ESTATE, TRAVIS BOGUSH, TERESA BOGUSH, MICHAEL P BOGUSH, JR, SHERWOOD VILLAGE HOMEOWNERS, INC in suit of UNITED WHOLESALE MORTGAGE LLC.

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

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 1-614-220-5611

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF UNION COUNTY

Ernest R Ritter, III
Sheriff



Scott W Hahn
Chief Deputy

Melissa Lobos
Solicitor

Heather Cicchiello
Administrative Assistant

UNITED WHOLESALE MORTGAGE LLC
vs.
ESTATE, MICHAEL P BOGUSH ET AL

Case Number
2023CV924

SHERIFF'S RETURN OF SERVICE

07/15/2024 12:11 PM - DEPUTY DUSTIN HEISER, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, A FINAL ATTEMPT TO SERVE THE OTHER UPON ESTATE, MICHAEL P BOGUSH ET AL AT 64 CARL LANE, WINFIELD, PA 17889 WAS UNSUCCESSFUL. ESTATE, MICHAEL P BOGUSH ET AL NOT FOUND WITHIN UNION COUNTY.

SPOKE WITH RICHARD BROCIOSUS WHO RESIDES AT THE CURRENT ADDRESS AND STATES HE DOES NOT KNOW WHO THE DEFENDANT IS AND HAS NO TIES TO HIM.


DUSTIN HEISER, DEPUTY

SO ANSWERS,


ERNEST R RITTER, III, SHERIFF

July 15, 2024

COSTS

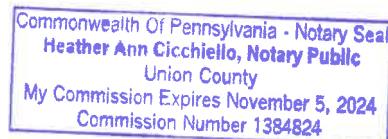
DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
07/11/2024			94257	\$0.00	\$50.00
07/11/2024	Docket & Return			\$9.00	\$0.00
07/11/2024	Service			\$9.00	\$0.00
07/15/2024	Not Found			\$5.00	\$0.00
07/15/2024	Affidavits (Out of County)			\$6.00	\$0.00
07/15/2024	Mileage	3- ATTEMPTS		\$21.00	\$0.00
				\$50.00	\$50.00
BALANCE:				\$0.00	

PROTHONOTARY

Affirmed and subscribed to before me this

15TH day of JULY, 2024





COLUMBIA COUNTY SHERIFF, Plaintiff Attorney

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



UNITED WHOLESAL MORTGAGE LLC
vs.
BOGUSH , ESTATE, MICHAEL P (et al.)

Case Number
2023CV924

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	68
Manner:	Deputize	Expires:	
Notes:	SALE DATE & TIME: 08/28/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		Union \$ 50.00

Serve To:

Name:	MICHAEL P BOGUSH, JR
Primary Address:	64 CARL LANE WINFIELD, PA 17889
Phone:	DOB:
Alternate Address:	1324 NORTH FRONT STREET SUNBURY, PA 17801
Phone:	

Final Service:

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

Attorney / Originator:

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

Service Attempts:

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

Notes / Special Instructions:

Now, July 02, 2024 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Union County to execute service of the documents herewith and make return thereof according to law.

Return To:

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

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

BOGUSH JR, MICHAEL P

2023CV924

64 CARL LANE, WINFIELD, PA 17889

NO EXPIRATION

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

United Wholesale Mortgage, LLC

Plaintiff,

vs.

Teresa Bogush, as Co-Administrator of the
Estate of Michael P. Bogush; Travis Bogush,
as Co-Administrator of the Estate of Michael
P. Bogush; Michael P. Bogush, Jr., as Co-
Administrator of the Estate of Michael P.
Bogush

Defendants.

CIVIL DIVISION

Docket No.: 2023-CV-924

All that certain piece or parcel of land situate in Scott Township Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point on the western side of Knight's Drive, said point being 198 feet North of the Northwest corner of the intersection of Knight's Drive and Nottingham Road;

Thence South 66 degrees 50 minutes West, along the division line of Lots 28 and 35, a distance of 125 feet;

Thence North 23 degrees 10 minutes West, a distance of 90 feet to a point;

Thence North 66 degrees 50 minutes East, a distance of 125 feet to a point on the Western side of Knight's Drive;

Thence along the western side of Knight's Drive, South 23 degrees 10 minutes East, a distance of 90 feet to a point, the place of beginning.

Being known and designated as Lot No. 35 in the plot of lots of Sherwood Village, prepared by H.G. Shulde, R.E., dated October 15, 1952, as revised June 25, 1953, and as further revised February 14, 1956.

Parcel No.: 31 03B06000

Being the same property conveyed to Michael P. Bogush and Betty J. Bogush, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Theodore L. Oman, joined by Gretchen A. Oman, his wife and Elsa M. Oman, dated April 30, 2008, recorded May 1, 2008, at Instrument Number 200804030, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 125 Knights Drive, Bloomsburg, PA 17815

Exhibit "A"

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

United Wholesale Mortgage, LLC

Plaintiff,

vs.

Teresa Bogush, as Co-Administrator of the
Estate of Michael P. Bogush; Travis Bogush, as
Co-Administrator of the Estate of Michael P.
Bogush; Michael P. Bogush, Jr., as Co-
Administrator of the Estate of Michael P.
Bogush

Defendants.

CIVIL DIVISION

Docket No.: 2023-CV-924

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

Dated: _____

6/27/24

Katherine M. Wolf

Katherine M. Wolf, Esquire (314307)
Meredith H. Wooters, Esquire (307207)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Alyk L. Oflazian, Esquire (312912)
Cristina L. Connor, Esquire (318389)
Ed E. Qaqish, Esquire (309463)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611
Fax: 614-220-5613
Email: KMWolf@manleydeas.com
Attorney for Plaintiff

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

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



9590 9402 8689 3310 4310 19

Article Number (Transfer from service label)

9569 0710 5270 0284 4257 49

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* Agent Addressee
B. Received by (Printed Name)
[Signature] C. Date of Delivery
7-7-20
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

*660 American Ave
Suite 301*

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.

Article Addressed to:

Office of F.A.I.R.
P.O. Box 8015
Harrisburg, PA 17105



9590 9402 8689 3310 4310 40

Article Number (Transfer from service label)

9569 0710 5270 0284 4261

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* Agent Addressee
B. Received by (Printed Name)
[Signature] C. Date of Delivery
7-11-20
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

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.

Article Addressed to:

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



9590 9402 8689 3310 4310 33

Article Number (Transfer from service label)

9569 0710 5270 0284 4262 03

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* Agent Addressee
B. Received by (Printed Name)
[Signature] C. Date of Delivery
7-11-20
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

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

A. Signature
X *[Signature]* Agent Addressee
B. Received by (Printed Name)
[Signature] C. Date of Delivery
7-11-20
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

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:

PA Dept of Revenue
 Inheritance Tax Division
 6th Fl Strawberry Square
 Dept. 980601
 Harrisburg PA 17128



9590 9402 8689 3310 4311 56

2. Article Number (Transfer from service label)

95

PS Form

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Signature on file Addressee
 X With USPS 17107

B. Received by (Printed Name)
 C. Date of Delivery
 JUL - 8 2024

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

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

Return Receipt

Manley Deas Kochalski LLC

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

FIRST MERCHANTS BANK

Columbus, OH 43214
25-280/440

161003

Pay **One Thousand Three hundred Fifty dollars and 00 cents*******

to the Order of :

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

DATE
6/26/2024

AMOUNT
\$1350.00

23-016732, 2023-CV-924



⑆ 161003 ⑆ ⑆ 074900657 ⑆ 9001045366 ⑆