

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC.
vs.
JERRY HORT (et al.)

Case Number
2024CV784

PROPERTY ADDRESS

325 E. 3RD STREET, MIFFLINVILLE, PA 18631

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
09/25/2024	Advance Fee	Advance Fee	64531	\$0.00	\$2,000.00
09/25/2024	Advertising Sale (Newspaper)			\$15.00	\$0.00
09/25/2024	Advertising Sale Bills & Copies			\$17.50	\$0.00
09/25/2024	Crying Sale			\$10.00	\$0.00
09/25/2024	Docketing			\$15.00	\$0.00
09/25/2024	Levy			\$15.00	\$0.00
09/25/2024	Mailing Costs			\$30.00	\$0.00
09/25/2024	Posting Handbill			\$15.00	\$0.00
09/25/2024	Press Enterprise Inc.			\$1,325.30	\$0.00
09/25/2024	Sheriff Automation Fund			\$50.00	\$0.00
09/25/2024	Web Posting			\$100.00	\$0.00
01/27/2025	Service			\$165.00	\$0.00
01/27/2025	Service Mileage			\$14.00	\$0.00
01/27/2025	Copies			\$5.50	\$0.00
01/27/2025	Notary Fee			\$15.00	\$0.00
01/27/2025	Tax Claim Search			\$15.00	\$0.00
01/27/2025	Surcharge			\$60.00	\$0.00
01/28/2025	Continued or Cancelled Sale	Postponed to: 3/19/2025		\$10.00	\$0.00
03/18/2025	Continued or Cancelled Sale	Postponed to: 5/14/2025		\$10.00	\$0.00
				\$1,887.30	\$2,000.00

TOTAL BALANCE:	\$112.70
-----------------------	-----------------

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
SERVIS ONE, INC.

vs.

Defendant
JERRY HORT
LYDIA HORT

Attorney for the Plaintiff:
HILL WALLACK LLP
1000 FLORAL VALE BOULEVARD
SUITE 300
YARDLEY, PA 19067

Sheriff's Sale Date: Wednesday, May 14, 2025
Sale Number: 2024ED82
Writ of Execution No. : 2024CV784
Advance Sheriff Costs: \$2,000.00

Location of the real estate: 325 E. 3RD STREET, MIFFLINVILLE, PA 18631, MIFFLIN TOWNSHIP

Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$30.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,325.30
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$150.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Service		\$165.00
Service Mileage		\$14.00
Distribution Form		\$25.00
Copies		\$5.50
Notary Fee		\$15.00
Tax Claim Search		\$15.00
Surcharge		\$60.00
Continued or Cancelled Sale	Postponed to: 3/19/2025	\$10.00
Continued or Cancelled Sale	Postponed to: 5/14/2025	\$10.00

Total Sheriff Costs **\$2,132.30**

Distribution Costs

Recording Fees		\$86.75
Total Distribution Costs		\$86.75

Grand Total: **\$2,219.05**

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

Timothy Chamberlain

From: Jill M. Fein <jfein@HillWallack.com>
Sent: Wednesday, May 7, 2025 10:38 AM
To: Timothy Chamberlain
Subject: RE: Hort 2024CV784

Good morning Sheriff Chamberlain,

I apologize for the confusion here. Kindly stay this sale.

Thank you for reaching out.

Thanks,
Jill

Jill M. Fein, Esq

Office: 267.759.2077 | Fax: 215.579.9248
1000 Floral Vale Blvd, Suite 300, Yardley, PA 19067
www.hillwallack.com jfein@hillwallack.com | vCard



From: Timothy Chamberlain <tchamberlain@columbiapa.org>
Sent: Wednesday, May 7, 2025 10:21 AM
To: Jill M. Fein <jfein@HillWallack.com>
Subject: Hort 2024CV784

CAUTION: This email originated from outside of Hill Wallack. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Atty Fein,

I attempted to call but could not get through, then emailed Atty Shire and got a message she is on leave and I was directed to you.....

I received 2 faxed letters from Joshua Baldwin.

One to stay this sale til July 16 which would require an order of court as it would be the 3rd stay.
The 2nd letter requests the sale to be stayed.

Can you advise?

Thank you
Sheriff Chamberlain

Fax Cover Page

To: COLUMBIA SHERIFF

Company:

Address:

Fax Number: 570-389-5625

From: Joshua E. Baldwin

Address:

Fax Number:

Voice Phone:

E-Mail: jbaldwin@hillwallack.com

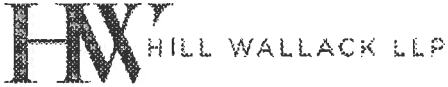
Date: 5/6/2025

Time: 10:22:03

Pages: 2

Subject: 2024-CV-784 // Sale Postponement
19013-686

Message:



1000 Floral Vale Boulevard
Suite 300
Yardley, PA 19067
main 215.579.7700
fax 215.579.8248

Kaitlin D. Shire, Esquire
kshire@HillWallack.com
(215) 579-7700

May 6, 2025

VIA FAX: 570-389-5622

Columbia County Sheriff
Columbia County Courthouse
35 W Main Street
Bloomsburg, PA 17815

Re: **SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES vs. HORT**
Columbia County CCP No. 2024CV784

Dear Sir/Madam:

Please be advised that this firm represents Plaintiff in the above matter.

As you know, the above matter was scheduled for Sheriff's sale on May 14, 2025 and it is respectfully requested that the Sale be POSTPONED to July 16, 2025.

If you should require anything further, please let us know. Your courtesies and consideration in this matter are greatly appreciated.

Very truly yours,

/S/ JOSHUA E. BALDWIN
Paralegal to Kaitlin D. Shire, Esquire

jeb
Enclosures

Fax Cover Page

To: COLUMBIA SHERIFF
Company:
Address:
Fax Number: 570-389-5625

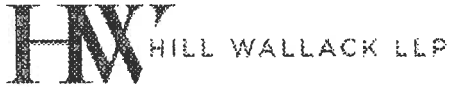
From: Joshua E. Baldwin
Address:

Fax Number:
Voice Phone:
E-Mail: jbaldwin@hillwallack.com

Date: 5/7/2025
Time: 09:24:02
Pages: 2

Subject: 2024-CV-784 // STAY Sale
19013-686

Message:



1000 Floral Vista Boulevard
Suite 300
Yardley, PA 19067
main 215.579.7700
fax 215.579.8248

Kaitlin D. Shire, Esquire
kshire@HillWallack.com
(215) 579-7700

May 6, 2025

VIA FAX: 570-389-5622

Columbia County Sheriff
Columbia County Courthouse
35 W Main Street
Bloomsburg, PA 17815

Re: ***SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES vs. HORT***
Columbia County CCP No. 2024CV784

Dear Sir/Madam:

Please be advised that this firm represents Plaintiff in the above matter.

As you know, the above matter was scheduled for Sheriff's sale on May 14, 2025 and it is respectfully requested that the Sale be STAYED.

If you should require anything further, please let us know. Your courtesies and consideration in this matter are greatly appreciated.

Very truly yours,

/S/ JOSHUA E. BALDWIN
Paralegal to Kaitlin D. Shire, Esquire

:jeb
Enclosures



February 6, 2025

Columbia County Sheriff's Office
35 W. Main Street
Bloomsburg, Pa 17815

JEREMY W. HORT
LYDIA HORT

NO: 2024-CV-784

Dear Sheriff:

The amount due on the sewer account #704650 for the property located at 325 E. Third Street, Mifflinville Pa through March 31, 2025, is **\$1152.75**.

Please feel free to contact me with any questions that you may have.

Sincerely,

A handwritten signature in black ink that reads "Kelly Morris". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479



1000 Floral Vale Boulevard
Suite 300
Yardley, PA 19067
main 215.579.7700 | fax 215.579.8248
www.hillwallack.com

Kaitlin D. Shire, Esquire
kshire@HillWallack.com
215-579-7700

March 18, 2025

VIA FACSIMILE 570-389-5625

Sheriff's Office
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

**Re: *Servis One, Inc. DBA BSI Financial Services vs. Jeremy W. Hort and Lydia Hort*
Columbia County CCP No. 2024-CV-784**

Dear Sir/Madam:

As you may know, our office represents Plaintiff with regard to the above-referenced matter. A Sheriff's Sale was sent to your office for scheduling and was subsequently set for March 19, 2025.

We respectfully request that the Sheriff's Sale be POSTPONED to May 14, 2025.

If you have any questions in this regard, please contact me at the above-listed number. Your courtesies and assistance in this matter are greatly appreciated.

Very truly yours,

/S. KAITLIN D. SHIRE, ESQ.

KDS/ale
Enclosures



1000 Floral Vale Boulevard
Suite 300
Yardley, PA 19067
Main 215.579.7700 | fax 215.579.9248
www.hillwallack.com

Fax Cover Sheet

Date: 3/18/2025 11:10:31
To:
From:
Fax:
Pages (including cover):
Subject:

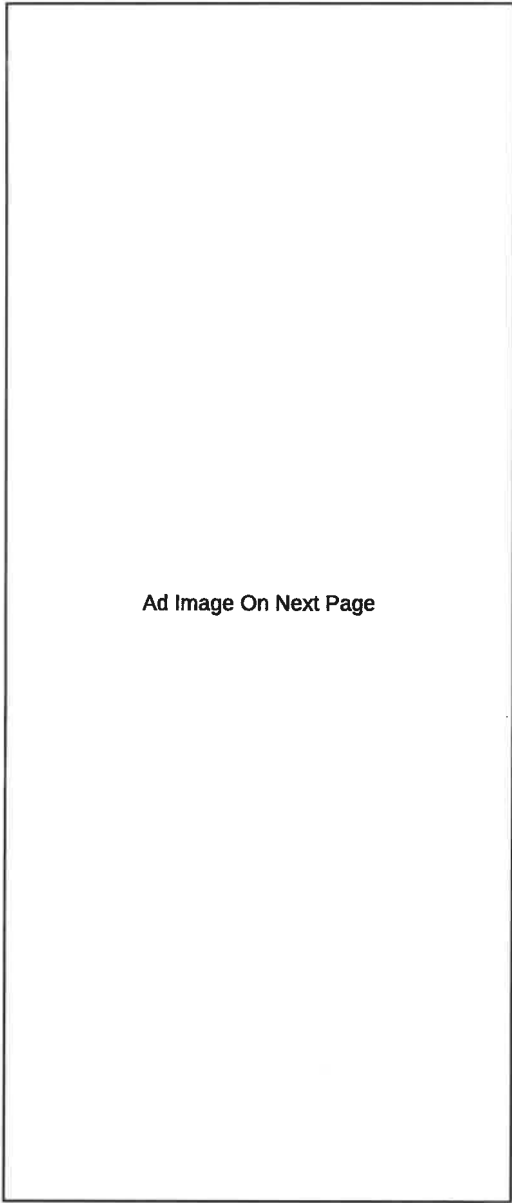
COMMENTS:

This telecopy transmission contains information from the law firm of Hill Wallack LLP, which is confidential and/or privileged. Such information is intended for use only by the addressee indicated above. If you are not the intended recipient, please be notified that any disclosure, copying, distribution, use or the taking of any action in reliance on the contents of such information is strictly prohibited; and that any misdirected or improperly received information must be returned to this firm immediately. Your cooperation in phoning us to advise of such erroneous receipt is requested, and arrangements for us to pick up such material will be made.

IRS CIRCULAR 230 DISCLOSURE: Pursuant to Treasury Regulations, any tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used or relied upon by you or any other person, for the purpose of (i) avoiding penalties under the Internal Revenue Code, or (ii) promoting, marketing or recommending to another party any tax advice addressed herein.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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



Ad Image On Next Page

Ad Text: Hort Sale
Date(s) Published: 01/08/2025, 01/15/2025, 01/22/2025

Sworn and subscribed to before me
this 29 day of January 20 25.

(Notary Public)

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

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

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

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

MISSSED PAPER?
 Call our Customer Service Team at
570-784-2121, option 1 by 10am
 • email: classifieds@presenterprisonline.com
 • online: presenterprisonline.com
 • Call Mon-Fri: 8:30am-4:00pm **870-784-6181**

MONDAY MARKETPLACE ADS
 IT'S FREE to advertise your merchandise UNDER \$100!
 Must Submit Online: presenterprisonline.com
 (Click on the "Marketplace" link)
 1. click CLASSIFIEDS • 2. click PLACE AN AD • 3. fill in your info
 Some restrictions. No phone-in submissions accepted.

DRIVE-THRU HOURS:
8:00am - 3:00pm
 Our Drop-Off Box at the Drive-Thru is available 24/7
 For the safety of the public and our employees our lobby will be closed
 until further notice due to the unavailability of this location.

SHERIFF'S SALE
 By Virtue of a Writ of Execution (Mortgage Foreclosure)
 No. 2023CV547

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the www.bid4assets.com/ColumbiaPASheriffsSales on:

WEDNESDAY, JANUARY 29, 2025
 At 9:00 O'CLOCK A.M.

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

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA OF BLOOMSBURG, AND DESCRIBED AS FOLLOWS: THE FIRST THEREOF, ALL THAT CERTAIN LOT OF GROUND SITUATE ON THE SOUTH SIDE OF EIGHTH STREET IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE EAST BY LOT NOW OR LATE OF JOHN ADAMS, ON THE SOUTH BY THE PENNSYLVANIA CANAL, ON THE WEST BY LAND NOW OR LATE OF MICHAEL S. KINZEL AND ON THE NORTH BY THE SAID EIGHTH STREET, BEING 40 FEET ON EIGHTH STREET AND EXTENDING OF EQUAL WIDTH TO THE CANAL, THE SECOND THEREOF, BEGINNING AT A POINT ON THE NORTHERN CORNER OF A 20 FOOT STREET RUNNING PARALLEL WITH EIGHTH STREET, TO BE DESIGNATED AS POINT BEG, SAID POINT BEING ON THE WESTERN LINE OF LAND OF JOHN ADAMS, EXTENDED, AND BEING ON LINE OF LAND OF M.H. RHODES, THENCE BY THE NORTHERN SIDE OF CANAL STREET SOUTHERLY 87 FEET TO DANIEL FETTEROLF, 60 FEET TO THE EASTERN LINE OF LAND OF DANIEL FETTEROLF, EXTENDED, BEING LAND OWNED BY SAID M.H. RHODES, THENCE BY THE SAME IN A NORTHWESTERLY DIRECTION 100 FEET TO THE SOUTHERN SIDE OF LAND OF H.M. GROTZ, THENCE IN A NORTHEASTLY DIRECTION 40 FEET TO INTERSECTION OF LINE OF LAND OF JOHN ADAMS AND OF M.H. RHODES, THENCE BY THE SAME IN A SOUTHEASTLY DIRECTION 69 FEET 6 INCHES TO A POINT ON THE NORTHERN SIDE OF CANAL STREET, THE PLACE OF BEGINNING ALSO KNOWN AS 262 E 8th St, Bloomsburg, PA 17815. PARCEL ID 0502 16700000 BEING the same premises which DOROTHY M. FENSTERMAKER, WIDOW AND JAY C. FENSTERMAKER, AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE, by Deed dated 01/13/1978 and recorded in the Office of Recorder of Deeds of Columbia County at Book 285, Page 312, granted and conveyed unto DOROTHY M. FENSTERMAKER, WIDOW AS TO A LIFE ESTATE AND JAY C. FENSTERMAKER AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE AS TO THE REMAINDER.

PROPERTY ADDRESS: 262 E 8TH STREET, BLOOMSBURG, PA 17815
 UPI / TAX PARCEL NUMBER: 05 02 167 000 00

Seized and taken into execution to be sold as the property of JAY C. FENSTERMAKER, DECEASED, FENSTERMAKER IN suit of MORTGAGE ASSETS MANAGEMENT, 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
 STEVEN R. EISENBERG, PC Columbia County, Pennsylvania
 WARRINGTON, PA 1-215-572-8111

SHERIFF'S SALE
 By Virtue of a Writ of Execution (Mortgage Foreclosure)
 No. 2023CV568

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the www.bid4assets.com/ColumbiaPASheriffsSales on:

WEDNESDAY, JANUARY 29, 2025
 At 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot of ground situate on the south side of West Third Street in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows: BEGINNING at a point on the south side of Third Street, corner of lot now or late of Bloom School District, THENCE by eastern line of said School District, South 23 degrees 28 minutes East 87 feet to line of lot now or late of Jacob H. Maust, THENCE by the same, North 60 degrees 58 minutes East 45 feet to other land of former Grantor in the chain of title, THENCE by the same, North 23 degrees 28 minutes West 87 feet to Third Street, THENCE by the south side of said Street, South 60 degrees 58 minutes West 45 feet to the Bloomsburg School Lot, the place of BEGINNING. Being the same premises which David A. Gensemer and Penny A. Gensemer, husband and wife, by Deed dated 03/11/2022 and recorded 03/16/2022, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 2022-02665, granted and conveyed unto Mason A. Babbs, in fee. Parcel ID: 05040 26200000. Premises Being: 308 W 3rd st, Bloomsburg, PA 17815

PROPERTY ADDRESS: 308 W 3RD STREET, BLOOMSBURG, PA 17815
 UPI / TAX PARCEL NUMBER: 05040 26200000

Seized and taken into execution to be sold as the property of MASON BABBS in suit of LAKEVIEW LOAN SERVICING LL

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
 BROCK S. SCOTT, PLLC Columbia County, Pennsylvania
 KING OF PRUSSIA, PA

SHERIFF'S SALE
 By Virtue of a Writ of Execution (Mortgage Foreclosure)
 No. 2016CV1401

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the www.bid4assets.com/ColumbiaPASheriffsSales on:

WEDNESDAY, JANUARY 29, 2025
 At 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Sugarloaf, Columbia County, Pennsylvania, bounded and described as follows: BEGINNING at a stone corner located at the intersection of lands now or formerly of Harry M. Campbell and Stephen Hopkins, corner of the land herein conveyed; and THENCE running along the westerly line of land now or formerly of said Stephen Hopkins in a southerly direction 450 feet to a stake corner set in the northerly line of land now or formerly of Howard and Doris J. Myers, THENCE running along the northerly line of land now or formerly of said Myers, in a westerly direction 484 feet to a stake corner set in the northerly line of land now or formerly of said Myers, in a northerly direction 450 feet to a stake corner set in the southerly line of land now or formerly of Harry M. Campbell, THENCE running along the southerly line of land now or formerly of said Campbell in a westerly direction 5.03 acres to the stone corner, the place of beginning, CONTAINING approximately 5.03 acres of land.
 Parcel#: 32-10-014-02-000
 Property Address: 1337 Upper Raven Creek, Benton, PA 17814
 BEING KNOWN AS: 1332 C UPPER RAVEN CREEK ROAD A/K/A 1332 B UPPER RAVEN CREEK ROAD, BENTON, PA 17814. PROPERTY ID NUMBER: 32-10-014-02-000
 BEING THE SAME PREMISES WHICH CLARA L. GETZ, NOW CLARA L. BOWMAN, WAS THE OWNER OF, BY DEED DATED 6/17/1993 AND RECORDED 7/13/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 540 AT PAGE 487 GRANTED AND CONVEYED UNTO CLARA L. BOWMAN AND HOWARD W. BOWMAN, WIFE AN HUSBAND.

PROPERTY ADDRESS: 1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814
 UPI / TAX PARCEL NUMBER: 32-10-014-02-000

Seized and taken into execution to be sold as the property of CLARA BOWMAN, HOWARD BOWMAN in suit of BAYVIEW LOAN SERVICING 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
 KIM LAM GROUP P.C. Columbia County, Pennsylvania
 PHILADELPHIA, PA 1-610-662-4789

SHERIFF'S SALE
 By Virtue of a Writ of Execution (Mortgage Foreclosure)
 No. 2021CV490

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the www.bid4assets.com/ColumbiaPASheriffsSales on:

WEDNESDAY, JANUARY 29, 2025
 At 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN property situated in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows: BEGINNING at a point on the south side of Third Street, corner of lot now or late of Bloom School District, THENCE by eastern line of said School District, South 23 degrees 28 minutes East 87 feet to line of lot now or late of Jacob H. Maust, THENCE by the same, North 60 degrees 58 minutes East 45 feet to other land of former Grantor in the chain of title, THENCE by the same, North 23 degrees 28 minutes West 87 feet to Third Street, THENCE by the south side of said Street, South 60 degrees 58 minutes West 45 feet to the Bloomsburg School Lot, the place of BEGINNING. Being the same premises which Trustee, Deed and recorded April 18, 2022 and recorded on April 18, 2022, in the Columbia County Recorder of Deeds Office as Instrument No. 2022-039883, granted and conveyed unto William Watkins.

Being Known as: 31 Easy Street, Bloomsburg, PA 17815
 Parcel ID: Nos. 31 1810650000 / 31 1810660000

PROPERTY ADDRESS: 31 EASY STREET, BLOOMSBURG, PA 17815
 UPI / TAX PARCEL NUMBER: 31 1810650000 & 31 1810660000

Seized and taken into execution to be sold as the property of MELISSA BERGAN, RUSSELL HILL, DOROTHY RICE, WICKI CLARK, REBECCA BERGAN, UNKNOWN SURVIVING HEIRS OF PENNY K. BACON, DECEASED, WILLIAM WATKINS in suit of US BANK TRUST NATIONAL ASSOC.

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

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff
 HILDAK ONORATO AND FEDERMAN LLP Columbia County, Pennsylvania
 NORTH WALES, PA

Check Out Our Online Classifieds at www.presidenterprisonline.com

SHERIFF'S SALE
 By Virtue of a Writ of Execution (Mortgage Foreclosure)
 No. 2024CV784

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the www.bid4assets.com/ColumbiaPASheriffsSales on:

WEDNESDAY, JANUARY 29, 2025
 At 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot of ground situate in the Village of Millerville, Township of Millifin, County of Columbia, and State of Pennsylvania, bounded and described as follows: BEGINNING in front on 2nd and 3rd Streets four perches; in depth by Lots Nos. 123 and 125, fourteen perches.

BEING the same premises Joshua R. Matyas, granted and conveyed unto Jeremy W. Hort and Lyda Hort, in the deed dated September 26, 2021 and recorded in the Columbia County Recorder of Deeds on September 23, 2021 in instrument No. 202109025.

BEING known as 325 E. 3rd Street, Millifinville, PA 18631

PARCEL: 230502800000

PROPERTY ADDRESS: 325 E. 3RD STREET, MILLIFINVILLE, PA 18631

UPI / TAX PARCEL NUMBER: 230502800000

Seized and taken into execution to be sold as the property of JERRY HORT, LYDA HORT in suit of SERVICE ONE, INC.

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
 HILL WALLACK LLP Columbia County, Pennsylvania
 YARLELEY, PA

WANTED
 \$ MP Metals
 Clean Copper - \$3.40 to \$2.85
 Clean Brass - \$2.25 to \$1.90
 Cans - 50¢
 Clean Alum. - 60¢
 Stainless - 32¢
 Tin, Steel - \$1.00
 Iron & Cars - \$6.00
 Industrial Roll Off Service
 Monday-Friday 8am-4pm
 Sat. 8-12pm
 570-750-2579
 Rt. 11 Berwick

Public Notices
HEARING NOTICE
 The North Centre Township Supervisors will hold a public hearing on February 10th, 2025 at the Township Building, 1025 State Route 93, Berwick, PA at 7:00 pm. The hearing will be for Ordinance 2025-01, an ordinance to increase the Supervisors Compensation to a total of \$3,145 annually. A copy of the full ordinance is available for review at the Township Office Wednesday and Thursday 9 am - 1 pm.
 Mary Smith
 Secretary/Treasurer
 North Centre Twp

Jobs
 Drivers
 Full time or Seasonal
CLD TRUCK DRIVER
 Class A Home nights of the week/ flexible work schedule. Can pay 25% of line haul or hourly. If interested call Joe at 570-880-4407

NEW TODAY
Healthcare
 NORTHWESTERN HOME CARE
 Now Hiring Caregivers
 ALL AREAS
 570-353-2436

General
 Center for Schools and Communities
PROJECT SPECIALIST
 Camp Hill PA
 Full Time Benefits
 Apply online at cscschools.com
 by 1/24/25, EOE

Work Wanted
TOP DOLLAR PAID
FOR JUNK VEHICLES - HEAVY EQUIPMENT
 Heavy Tires Truck Sales
 Call 570-790-2033

AA-1 ALL CARPENTRY
 Heat, junk, odd jobs
 Biglerville, PA
 717-593-3576

BUYING JUNK CARS
 Newark Towing
 570-441-0227

BUYING JUNK VEHICLES
 Newark Towing
 Bloomsburg Area
 Newark's Towing 768-9177

TIM TODD HAULING
 Brack, apples, tires, etc.
 falls to close. Guttering of houses. Fully insured. Ask about our new payment plans. Veteran owned!
 570-407-8882
 570-394-1295

Home Improvement
 FREE Poured Blue Tick Coonhound, Male, UTD
 103, Bloomsburg
 Call/text 570-380-4504

Selling a Car?
 Call 570-784-6151

Public Notices
INVITATION TO BID
 The Columbia County Redevelopment Authority is requesting proposals for a qualified environmental professional or firm to assist the Authority in conducting need assessments on 20-30 properties within Columbia County. Complete proposal details, including the required proposal format, may be obtained by contacting Betsy Rubio, Deputy Executive Director at the Columbia County Redevelopment Authority, 570-584-4200, or by contacting Betsy Rubio, Deputy Executive Director at the Columbia County Redevelopment Authority, 570-584-4200, or by contacting Betsy Rubio, Deputy Executive Director at the Columbia County Redevelopment Authority, 570-584-4200, or by contacting Betsy Rubio, Deputy Executive Director at the Columbia County Redevelopment Authority, 570-584-4200.
 Proposals will be accepted until 10:00 am, prevailing time, February 14, 2025, at the Columbia County Redevelopment Authority, 570-584-4200, or by contacting Betsy Rubio, Deputy Executive Director at the Columbia County Redevelopment Authority, 570-584-4200, or by contacting Betsy Rubio, Deputy Executive Director at the Columbia County Redevelopment Authority, 570-584-4200.
 The Authority reserves the right to accept or reject any and all proposals.

MEETING NOTICE
 The Columbia County Farm and Forestation Authority is holding a meeting on January 22, 2025, beginning at 7:00 pm, in the office of the Columbia County Conservation District, 702, Sawmill Rd., Suite 103, Bloomsburg, PA. For more information please call 570-317-9456.

Bankruptcy
 Chapter 7 - 13
 Local Attorney & Service
TANIGUCHI LAW, P.C.
 570-752-6200
tanichilaw.com

Free For Free
 FREE Poured Blue Tick Coonhound, Male, UTD
 103, Bloomsburg
 Call/text 570-380-4504

January 28, 2025

VIA FACSIMILE 570-389-5625

Sheriff's Office
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

***Re: Servis One, Inc. DBA BSI Financial Services vs. Jeremy W. Hort and Lydia Hort
Columbia County CCP No. 2024-CV-784***

Dear Sir/Madam:

As you may know, our office represents Plaintiff with regard to the above-referenced matter. A Sheriff's Sale was sent to your office for scheduling and was subsequently set for January 29, 2025.

We respectfully request that the Sheriff's Sale be POSTPONED to March 19, 2025 due to active bankruptcy.

If you have any questions in this regard, please contact me at the above-listed number. Your courtesies and assistance in this matter are greatly appreciated.

Very truly yours,

/S. KAITLIN D. SHIRE, ESQ.

KDS/ale
Enclosures



1000 Floral Vale Boulevard
Suite 300
Yardley, PA 19087
main 215.579.7700 | fax 215.579.9248
www.hillwallack.com

Kaitlin D. Shire, Esquire
kshires@HillWallack.com
215-579-7700

January 28, 2025

VIA FACSIMILE 570-389-5625

Sheriff's Office
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

**Re: *Servis One, Inc. DBA BSI Financial Services vs. Jeremy W. Hort and Lydia Hort*
Columbia County CCP No. 2024-CV-784**

Dear Sir/Madam:

As you may know, our office represents Plaintiff with regard to the above-referenced matter. A Sheriff's Sale was sent to your office for scheduling and was subsequently set for January 29, 2025.

We respectfully request that the Sheriff's Sale be POSTPONED sixty (60) days due to active bankruptcy. Please confirm the sale date when available.

If you have any questions in this regard, please contact me at the above-listed number. Your courtesies and assistance in this matter are greatly appreciated.

Very truly yours,

/S. KAITLIN D. SHIRE, ESQ.

KDS/ale
Enclosures

784-24
82-24

SHERIFF'S SALE COST SHEET

VS.

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>14.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>402.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1325.30</u>	
SOLICITOR'S SERVICES	\$150.00	
TOTAL *****		\$ <u>1625.30</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

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

TOTAL COSTS (OPENING BID) \$ 2184.05

2000.00

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC.
vs.
JERRY HORT (et al.)

Case Number
2024CV784

SHERIFF'S RETURN OF SERVICE

10/10/2024 06:10 PM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TC WIT: LYDIA HORT AT 325 EAST 3RD STREET, MIFFLINVILLE, PA 18631.


JONATHAN BROADT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

October 11, 2024

NOTARY

Affirmed and subscribed to before me this

11TH day of OCTOBER, 2024

Plaintiff Attorney: HILL WALLACK LLP, 1000 FLORAL VALE BOULEVARD, SUITE 300, YARDLEY, PA 19067

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC.
vs.
JERRY HORT (et al.)

Case Number
2024CV784

SHERIFF'S RETURN OF SERVICE

10/10/2024 06:10 PM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TC WIT: JERRY HORT AT 325 EAST 3RD STREET, MIFFLINVILLE, PA 18631.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 11, 2024

Commonwealth of Pennsylvania - Notary Seal
SARAH JANE KLINGAMAN - Notary Public
Columbia County
My Commission Expires March 23, 2026
Commission Number 1075249

NOTARY

Affirmed and subscribed to before me this

11TH day of OCTOBER, 2024

Plaintiff Attorney: HILL WALLACK LLP, 1000 FLORAL VALE BOULEVARD, SUITE 300, YARDLEY, PA 19067

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC.
vs.
JERRY HORT (et al.)

Case Number
2024CV784

SHERIFF'S RETURN OF SERVICE

12/16/2024 02:43 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 325 E. 3RD STREET, MIFFLINVILLE, PA 18631.



JONATHAN BROADT, DEPUTY

SO ANSWERS,



TIMOTHY T. CHAMBERLAIN, SHERIFF

December 16, 2024

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

NOTARY

Affirmed and subscribed to before me this

16TH day of DECEMBER, 2024



Sarah Jane Klingaman

Plaintiff Attorney: HILL WALLACK LLP, 1000 FLORAL VALE BOULEVARD, SUITE 300, YARDLEY, PA 19067

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC.
vs.
HORT, JERRY (et al.)

Case Number
2024CV784

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	82
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 01/29/2025 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	325 E. 3RD STREET MIFFLINVILLE, PA 18631
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge	<input checked="" type="radio"/> Posted	<input type="radio"/> Other
Adult In Charge:			
Relation:			
Date:	12/16/24	Time:	14:43
Deputy:	9	Mileage:	

Attorney / Originator:

Name:	HILL WALLACK LLP	Phone:	
--------------	------------------	---------------	--

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2024CV784

325 E. 3RD STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC.
vs.
HORT, JERRY (et al.)

Case Number
2024CV784

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 82

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

Notes: SALE DATE & TIME: 01/29/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

570.854.1858

Serve To:

Name: LYDIA HORT

Primary Address: 325 EAST 3RD STREET
MIFFLINVILLE, PA 18631 GOOD ADDRESS

Phone: **DOB:**

Alternate Address: 216 EAST 5TH STREET
MIFFLINVILLE, PA 18635 J-NET Address

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10/10/24 **Time:** 18:10

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: HILL WALLACK LLP **Phone:**

Service Attempts:

Date:	10/2/24	10/3/24				
Time:	1111	9:40				
Mileage:		—				
Deputy:	41	5	3	4	5	6

Service Attempt Notes:

1. No ONE HOME UNTIL AFTER 4PM - TALKED W/ LYDIA THEN RING DOOR BELL
2. Checked J-NET. Address is: 216 E. 5th St.
- 3.
- 4.
- 5.
- 6.

HORT, LYDIA

2024CV784

325 EAST 3RD STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC.
vs.
HORT, JERRY (et al.)

Case Number
2024CV784

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 82
Manner: Adult in Charge **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 01/29/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JERRY HORT
Primary Address: 325 EAST 3RD STREET
MIFFLINVILLE, PA 18631
Phone: **DOB:**
Alternate Address: 216 EAST 5TH STREET
MIFFLINVILLE, PA 18635
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: 10/10/24 **Time:** 18:16
Deputy: 9 **Mileage:**

Attorney / Originator:

Name: HILL WALLACK LLP **Phone:**

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

HORT, JERRY

2024CV784

325 EAST 3RD STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC.
vs.
HORT, JERRY (et al.)

Case Number
2024CV784

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	82
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 01/29/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	OCCUPANT
Primary Address:	325 EAST 3RD STREET MIFFLINVILLE, PA 18631
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted · Other
Adult In Charge:	Lydia Hort
Relation:	Owner
Date:	10/10/24
Time:	18:10
Deputy:	q
Mileage:	

Attorney / Originator:

Name: HILL WALLACK LLP	Phone:
-------------------------------	---------------

Service Attempts:

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

Service Attempt Notes:

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

OCCUPANT

2024CV784

325 EAST 3RD STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney ID.: 60554)

Jill M. Fein, Esquire (Attorney ID.: 318491)

Kaitlin D. Shire, Esquire (Attorney ID.: 318491)

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

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

**SERVIS ONE, INC. DBA BSI FINANCIAL
SERVICES**

Plaintiff

vs.

JEREMY W. HORT

LYDIA HORT

Defendants

CIVIL DIVISION

NO. 2024CV784

2024-ED-82

WRIT OF EXECUTION – MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania, County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

(1) (Specifically describe property)
Please see Attachment 1 with description.

(2) (Specifically describe personal property when judgment results from a mortgage covering both personal and real property pursuant to Section 9604(a) of the Uniform Commercial Code)

NOTE: Description of property may be included in, or attached to, the writ.

Amount due:
Interest from 09/23/2024 to date of Sale
Total:

\$155,643.97
\$ _____
\$ Plus costs

Stephanie Stroup
Prothonotary of Columbia County, Pennsylvania

Seal of Court

By: *Melissa Traugh*
Clerk

Date: *9/16/2024*

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

HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney ID.: 60554)

Jill M. Fein, Esquire (Attorney ID.: 318491)

Kaitlin D. Shire, Esquire (Attorney ID.: 318491)

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

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

**SERVIS ONE, INC. DBA BSI FINANCIAL
SERVICES**

Plaintiff

vs.

JEREMY W. HORT

LYDIA HORT

Defendants

CIVIL DIVISION

NO. 2024CV784

2024-ED-82

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

Real Debt: \$155,643.97
Interest from 09/23/24 to date of Sale \$ _____

Costs:

Prothy Paid: \$ _____

Sheriff: \$ _____

Jill M. Fein, Esquire

Attorney ID.: 318491

HILL WALLACK LLP

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of ground situate in the Village of Mifflinville, Township of Mifflin, County of Columbia, and State of Pennsylvania, marked on General plan of said Village by No. 124, bounded and described as follows:

CONTAINING in front on 2nd and 3rd Streets four perches; in depth by Lots Nos. 123 and 125, fourteen perches.

BEING the same premises Joshua R. Matyas, granted and conveyed unto Jeremy W. Hort and Lydia Hort, in the deed dated September 20, 2021 and recorded in the Columbia County Recorder of Deeds on September 23, 2021 in Instrument No. 202109603.

BEING known as 325 E. 3rd Street, Mifflinville, PA 18631

PARCEL: 2305B02800000

HILL WALLACK LLP
Michael J. Shavel, Esquire (Attorney ID.: 60554)
Jill M. Fein, Esquire (Attorney ID.: 318491)
Kaitlin D. Shire, Esquire (Attorney ID.: 318491)
 1000 Floral Vale Blvd, Ste 300
 Yardley, PA 19067
 Tel. 215-579-7700
 Fax 215-579-9248
 Attorneys for Plaintiff

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

<p>SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES Plaintiff</p> <p align="center">vs.</p> <p>JEREMY W. HORT LYDIA HORT Defendants</p>	<p align="center">CIVIL DIVISION</p> <p>NO. 2024CV784 <i>2024-ED-82</i></p>
---	---

AFFIDAVIT PURSUANT TO RULE 3129.1

Servis One, Inc. DBA BSI Financial Services Plaintiff in the above action, by its attorneys, Hill Wallack LLP, sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at Tax ID No 2305B02800000 commonly known as 325 E. 3rd Street, Mifflinville, PA 18631.

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

Name	Last known Address (if address cannot be reasonably ascertained, please indicate)
Jeremy W. Hort	325 E. 3rd Street Mifflinville, PA 18631
Lydia Hort	325 E. 3rd Street Mifflinville, PA 18631

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

Name	Last known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Jeremy W. Hort

**325 E. 3rd Street
Mifflinville, PA 18631**

Lydia Hort

**325 E. 3rd Street
Mifflinville, PA 18631**

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

Name

Last Known Address (if address cannot be reasonably ascertained, please indicate)

N/A

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

Name

Last Known Address (if address cannot be reasonable ascertained, please indicate)

Servis One, Inc. DBA BSI Financial Services

**4200 Regent Blvd, B200
Irving, TX 75063**

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

Name

Last Known Address (if address cannot be reasonable ascertained, please indicate)

See above.

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.

Name

Last Known Address (if address cannot be reasonable ascertained, please indicate)

See above.

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:

Name

Last Known Address (if address cannot be reasonable ascertained, please indicate)

Tenant/Occupant

325 E. 3rd Street

Mifflinville, PA 18631

**Domestic Relations of
Columbia County**

**11 West Main Street
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**

Mifflin Township

**PO Box 359
Mifflinville, PA 18631**

Mifflin Township Tax Collector
County Tax

**11 West Main Street
PO Box 380
Bloomsburg, PA 17815**

Central Columbia School District

**4777 Old Berwick Road
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania
Inheritance Tax Division**

**Strawberry Square, ROM 1032
Harrisburg, PA 17128**

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

HILL WALLACK LLP

Date: 9/10/24

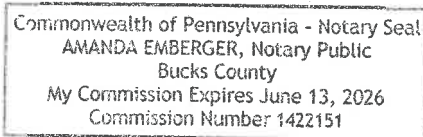


JILL M. FEIN, ESQUIRE
Attorney for Plaintiff

Sworn to and Subscribed before me this
10 day of September, 2024.



Notary Public



Hort
Jeremy & Lydia

REAL ESTATE OUTLINE

ED # 82

DATE RECEIVED 9-16-2024
DOCKET AND INDEX 2024 CV 784

CHECK FOR PROPER INFO.

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

CK# 64531

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

SALE DATE Jan 29, 2025 TIME 9:00
POSTING DATE
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Jan. 8 2025</u>
2 ND WEEK	<u>Jan. 15 2025</u>
3 RD WEEK	<u>Jan. 22 2025</u>

Mort.
\$ 155,643.97

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 10/01/2024

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

Ad ID: **191110**
Description: **Hort Sale**
Run Dates: **01/08/2025 - 01/22/2025**
Class: **0002**
Orig User: **sshotwel**
Words: **537**
Lines: **69**
Agate Lines: **186**
Depth: **7.67**
Blind Box:

Total Ad Cost	\$1,325.30			
Amount Paid	\$0.00			
Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	01/08/2025	01/22/2025	3	1,325.30

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC.
vs.
HORT, JERRY (et al.)

Case Number
2024CV784

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 82	
Manner: Adult in Charge	Expires:	Warrant:
Notes: SALE DATE & TIME: 01/29/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

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: Heidi Ritter
Relation: Receptionist
Date: 9-30-24 Time: 1328
Deputy: 6 Mileage:

Attorney / Originator:

Name: HILL WALLACK LLP	Phone:
-------------------------------	---------------

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

CENTRAL COLUMBIA SD

2024CV784

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC.
vs.
HORT, JERRY (et al.)

Case Number
2024CV784

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	82
Manner:	Adult in Charge	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 01/29/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally	Adult In Charge	Posted	Other
Adult In Charge:	Julie Klinger			
Relation:	Clerk			
Date:	9-30-24	Time:	1241	
Deputy:	6	Mileage:		

Attorney / Originator:

Name:	HILL WALLACK LLP	Phone:	
-------	------------------	--------	--

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2024CV784 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

HILL WALLACK LLP
Michael J. Shavel, Esquire (Attorney ID.: 60554)
Jill M. Fein, Esquire (Attorney ID.: 318491)
Kaitlin D. Shire, Esquire (Attorney ID.: 318491)
 1000 Floral Vale Blvd, Ste 300
 Yardley, PA 19067
 Tel. 215-579-7700
 Fax 215-579-9248
 Attorneys for Plaintiff

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

<p>SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES Plaintiff</p> <p align="center">vs.</p> <p>JEREMY W. HORT LYDIA HORT Defendants</p>	<p align="center">CIVIL DIVISION</p> <p>NO. 2024CV784</p> <p align="center"><i>2024-ED-82</i></p>
---	--

AFFIDAVIT PURSUANT TO RULE 3129.1

Servis One, Inc. DBA BSI Financial Services Plaintiff in the above action, by its attorneys, Hill Wallack LLP, sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at Tax ID No 2305B02800000 commonly known as 325 E. 3rd Street, Mifflinville, PA 18631.

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

Name	Last known Address (if address cannot be reasonably ascertained, please indicate)
Jeremy W. Hort	325 E. 3rd Street Mifflinville, PA 18631
Lydia Hort	325 E. 3rd Street Mifflinville, PA 18631

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

Name	Last known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Jeremy W. Hort

**325 E. 3rd Street
Mifflinville, PA 18631**

Lydia Hort

**325 E. 3rd Street
Mifflinville, PA 18631**

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

Name

Last Known Address (if address cannot be reasonably ascertained, please indicate)

N/A

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

Name

Last Known Address (if address cannot be reasonable ascertained, please indicate)

Servis One, Inc. DBA BSI Financial Services

**4200 Regent Blvd, B200
Irving, TX 75063**

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

Name

Last Known Address (if address cannot be reasonable ascertained, please indicate)

See above.

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.

Name

Last Known Address (if address cannot be reasonable ascertained, please indicate)

See above.

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:

Name

Last Known Address (if address cannot be reasonable ascertained, please indicate)

Tenant/Occupant

325 E. 3rd Street ✓

**Domestic Relations of
Columbia County**

Mifflinville, PA 18631

**11 West Main Street
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**

Mifflin Township

**PO Box 359
Mifflinville, PA 18631**

Mifflin Township Tax Collector

**11 West Main Street
PO Box 380
Bloomsburg, PA 17815**

Central Columbia School District

**4777 Old Berwick Road
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania
Inheritance Tax Division**

**Strawberry Square, ROM 1032
Harrisburg, PA 17128**

*Cut Mail
10/9*

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

HILL WALLACK LLP

Date: 9/10/24

[Signature]

JILL M. FEIN, ESQUIRE
Attorney for Plaintiff

Sworn to and Subscribed before me this
10 day of September, 2024.

[Signature]

Notary Public

Commonwealth of Pennsylvania - Notary Seal
AMANDA EMBERGER, Notary Public
Bucks County
My Commission Expires June 13, 2026
Commission Number 1422151

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC.
vs.
HORT, JERRY (et al.)

Case Number
2024CV784

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	82
Manner:	Adult in Charge	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 01/29/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	MIFFLIN TOWNSHIP		
Primary Address:	FIRST STREET P.O. BOX 359 MIFFLINVILLE, PA 18631		
Phone:		DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Post Box		
Relation:	1		
Date:	10/2/24	Time:	1134
Deputy:	4	Mileage:	

Attorney / Originator:

Name:	HILL WALLACK LLP	Phone:	
-------	------------------	--------	--

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

MIFFLIN TOWNSHIP

2024CV784

FIRST STREET, P.O. BOX 359, MIFFLINVILLE, PA 18631 NO EXPIRATION

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: September 25, 2024

Re: Sheriffs Sale Advertising Dates

SERVIS ONE, INC DBA BSI FINANCIAL SERVICES
VS.
JEREMY W. HORT & LYDIA HORT

No. 784 of 2024 J.D. and No. 82 of 2024 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	January 8 th 2025
2 nd Week	January 15 th 2025
3 rd Week	January 22 nd 2025

SALE DATE: **January 29th 2025 @ 9:00 a.m**

I will expose the following described property at public sale at www.bid4assets.com/ColumbiaPASheriffSales

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

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney ID.: 60554)

Jill M. Fein, Esquire (Attorney ID.: 318491)

Kaitlin D. Shire, Esquire (Attorney ID.: 318491)

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

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

SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES Plaintiff vs. JEREMY W. HORT LYDIA HORT Defendants	CIVIL DIVISION NO. 2024CV784 <i>2024-ED-82</i>
--	---

TO: All parties in Interest and Claimants

DATE: September 10, 2024

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(s): Jeremy W. Hort and Lydia Hort

PROPERTY: 325 E. 3rd Street, Mifflinville, PA 18631

Improvements: Residential Dwelling

Judgment Amount: \$155,643.97 plus interest from September 23, 2024 to the date of Sale at a per diem of \$11.21

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale at www.bid4assets.com/ColumbiaPASheriffSales

Our records indicate that you may hold a mortgage, judgment, or other interest on the property, which may be extinguished by the sale. You may wish to attend the sale to protect your

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

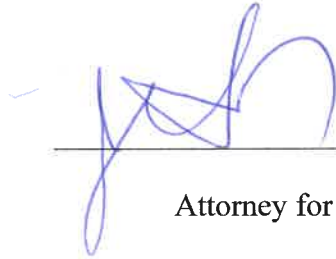
The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days after the filing of the Schedule.

WAIVER OF WATCHMAN

When the Sheriff levies or attaches property, it will routinely be left without a watchman and in the custody of whomever it is found, upon notice of Sheriff's levy. By signature below, the plaintiff / attorney is providing written authorization for same in the manner of PA R.C.P.

3109(b)(1), releasing the Sheriff from any / all liability for protecting said property. If the plaintiff / attorney demands otherwise, in the manner of PA R.C.P. 3109(a), the Sheriff will require bond or other security, in the manner of PA R.C.P. 3109(d), prior to levy.

Date: 01/10/21



Attorney for Plaintiff (SEAL)

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV784

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at www.bid4assets.com/ColumbiaPASheriffSales on:

WEDNESDAY, JANUARY 29, 2025
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot of ground situate in the Village of Mifflinville, Township of Mifflin, County of Columbia, and State of Pennsylvania, marked on General plan of said Village by No. 124, bounded and described as follows:

CONTAINING in front on 2nd and 3rd Streets four perches; in depth by Lots Nos. 123 and 125, fourteen perches.

BEING the same premises Joshua R. Matyas, granted and conveyed unto Jeremy W. Hort and Lydia Hort, in the deed dated September 20, 2021 and recorded in the Columbia County Recorder of Deeds on September 23, 2021 in Instrument No. 202109603.

BEING known as 325 E. 3rd Street, Mifflinville, PA 18631

PARCEL: 2305B02800000

PROPERTY ADDRESS: 325 E. 3RD STREET, MIFFLINVILLE, PA 18631

UPI / TAX PARCEL NUMBER: 2305B02800000 Seized and taken into execution to be sold as the property of JERRY HORT, LYDIA HORT in suit of SERVIS ONE, INC..

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:

HILL WALLACK LLP
YARDLEY, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of ground situate in the Village of Mifflinville, Township of Mifflin, County of Columbia, and State of Pennsylvania, marked on General plan of said Village by No. 124, bounded and described as follows:

CONTAINING in front on 2nd and 3rd Streets four perches; in depth by Lots Nos. 123 and 125, fourteen perches.

BEING the same premises Joshua R. Matyas, granted and conveyed unto Jeremy W. Hort and Lydia Hort, in the deed dated September 20, 2021 and recorded in the Columbia County Recorder of Deeds on September 23, 2021 in Instrument No. 202109603.

BEING known as 325 E. 3rd Street, Mifflinville, PA 18631

PARCEL: 2305B02800000

HILL WALLACK LLP
Michael J. Shavel, Esquire (Attorney ID.: 60554)
Jill M. Fein, Esquire (Attorney ID.: 318491)
Kaitlin D. Shire, Esquire (Attorney ID.: 318491)
1000 Floral Vale Blvd, Ste 300
Yardley, PA 19067
Tel. 215-579-7700
Fax 215-579-9248
Attorneys for Plaintiff

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

SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES Plaintiff vs. JEREMY W. HORT LYDIA HORT Defendants	CIVIL DIVISION NO. 2024CV784 <i>2024-ED-82</i>
--	---

ACT 91 CERTIFICATION

I, Jill M. Fein, Esquire, hereby certify that I am the attorney of record for the Plaintiff in the above-captioned matter. I further certify that this property is a residential property and is subject to the provisions of ACT 6 or ACT 91 of 1983. Notification was given to Defendants as evidenced by the attached.

Date: *9/10/24*

HILL WALLACK LLP
By: *[Signature]*
JILL M. FEIN, ESQUIRE
Attorneys for Plaintiff

HILL WALLACK LLP
Michael J. Shavel, Esquire (Attorney ID.: 60554)
Jill M. Fein, Esquire (Attorney ID.: 318491)
Kaitlin D. Shire, Esquire (Attorney ID.: 318491)
1000 Floral Vale Blvd, Ste 300
Yardley, PA 19067
Tel. 215-579-7700
Fax 215-579-9248
Attorneys for Plaintiff

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

SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES Plaintiff vs. JEREMY W. HORT LYDIA HORT Defendants	CIVIL DIVISION NO. 2024CV784 2024-ED-82
--	--

TO: All parties in Interest and Claimants

DATE: September 10, 2024

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(s): Jeremy W. Hort and Lydia Hort

PROPERTY: 325 E. 3rd Street, Mifflinville, PA 18631

Improvements: Residential Dwelling

Judgment Amount: \$155,643.97 plus interest from September 23, 2024 to the date of Sale at a per diem of \$11.21

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale at www.bid4assets.com/ColumbiaPASheriffSales on: January 29th 2025.

Our records indicate that you may hold a mortgage, judgment, or other interest on the property, which may be extinguished by the sale. You may wish to attend the sale to protect your

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

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

HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney ID.: 60554)

Jill M. Fein, Esquire (Attorney ID.: 318491)

Kaitlin D. Shire, Esquire (Attorney ID.: 318491)

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

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

SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES Plaintiff vs. JEREMY W. HORT LYDIA HORT Defendants	CIVIL DIVISION NO. 2024CV784 <i>2024-ED-82</i>
--	---

TO: All parties in Interest and Claimants

DATE: September 10, 2024

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(s): Jeremy W. Hort and Lydia Hort

PROPERTY: 325 E. 3rd Street, Mifflinville, PA 18631

Improvements: Residential Dwelling

Judgment Amount: \$155,643.97 plus interest from September 23, 2024 to the date of Sale at a per diem of \$11.21

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on _____ at 9:00 A.M., located at the Columbia County Sheriff's Office, 35 W. Main Street, Bloomsburg, PA 17815.

Our records indicate that you may hold a mortgage, judgment, or other interest on the property, which may be extinguished by the sale. You may wish to attend the sale to protect your

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

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

HILL WALLACK LLP
Michael J. Shavel, Esquire (Attorney ID.: 60554)
Jill M. Fein, Esquire (Attorney ID.: 318491)
Kaitlin D. Shire, Esquire (Attorney ID.: 318491)
1000 Floral Vale Blvd, Ste 300
Yardley, PA 19067
Tel. 215-579-7700
Fax 215-579-9248
Attorneys for Plaintiff

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

SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES Plaintiff vs. JEREMY W. HORT LYDIA HORT Defendants	CIVIL DIVISION NO. 2024CV784 <i>2024-ED-82</i>
--	---

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:
Jeremy W. Hort and Lydia Hort
325 E. 3rd Street
Mifflinville, PA 18631

DATE: September 10, 2024

Your house (real estate) at: 325 E. 3rd Street, Mifflinville, PA 18631

is scheduled to be sold at Sheriff's Sale on _____ at 9:00 A.M., at the Columbia County Sheriff's Office, 35 W. Main Street, Bloomsburg, PA 17815, to enforce the judgment of \$155,643.97 plus interest from September 23, 2024 to the date Sale at a per diem of \$11.21 obtained by Servis One, Inc. DBA BSi Financial Services against you.

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

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

1. This sale will be cancelled if you pay back to the Plaintiff the amount of the judgment plus interests, costs, and reasonable attorney fees due or the back payments, late charges, costs, interest and reasonable attorney fees due. To find out how much you must pay, you may call Hill Wallack LLP at 215-579-7700.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Hill Wallack LLP at 215-579-7700.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call Hill Wallack LLP at (215) 579-7700.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff, and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

Lawyer Referral Service
North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Amanda Emberger, Paralegal to
Jill M. Fein, Esquire
Email: aemberger@HillWallack.com
Direct Dial: 267-794-6107

September 10, 2024

Sheriff's Office
Columbia County Courthouse
35 W. Main Street
Bloomingsburg, PA 17815

***Re: Servis One, Inc. DBA BSI Financial Services vs. Jeremy W. Hort and Lydia
Hort
Columbia County CCP No. 2024-CV-784***

Dear Sir/Madam:

Enclosed please find one (1) time-stamped copies of the Notice of Sale regarding the above-referenced matter.

Also enclosed is one (1) self-addressed, stamped envelope for return of service for service on the following:

Jeremy W. Hort
325 E. 3rd Street
Mifflinville, PA 18631

Lydia Hort
325 E. 3rd Street
Mifflinville, PA 18631

If you have any questions, please do not hesitate to contact me. Your courtesies and assistance in this matter are greatly appreciated.

Kind regards,


AMANDA EMBERGER
Paralegal to Jill M. Fein, Esquire

:ale
Enclosures

AFTER FIVE DAYS RETURN TO

TIMOTHY T. CHAMBERLAIN

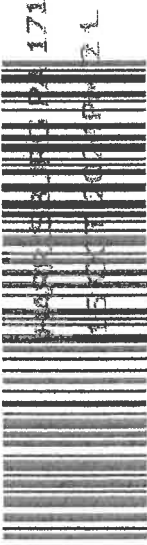
SHERIFF



Columbia County
Court House - P.O. Box 380
Bloomsburg, PA 17815

Handwritten initials: T, A, X

US MAIL



PA 171

15 OCT 2024

9589 0710 5270 0284 4259 16

NIXIE 171 DE 1 0010/24/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 1948614489 *2923-04633-16-29

US POSTAGE TM PITNEY BOWES
ZIP 17815 \$ 009.64⁰
02 4W
0000379331 OCT. 15. 2024

NIXIE 171 DC 1 0011/02/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 1781503800 *2792-01377-02-33



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 8758 3310 2621 31

Article Number (Transfer from service label)

9589 0710 5270 0284 4259 30

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X [Signature] Agent/Addressee checkboxes. B. Received by (Printed Name): MIKI VOZAKES. C. Date of Delivery: OCT 18 2024. D. Is delivery address different from item 1? Yes/No checkboxes.

3. Service Type: Adult Signature, Certified Mail, Collect on Delivery, etc. checkboxes. Priority Mail Express, Registered Mail, Signature Confirmation, etc. checkboxes.

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

Domestic Return Receipt

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:

Commonwealth of Pennsylvania Inheritance Tax Division Strawberry Square Rm 1032 Harrisburg, PA 17128



9590 9402 8758 3310 2623 22

Article Number (Transfer from service label)

9589 0710 5270 0284 4265 24

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X [Signature] Agent/Addressee checkboxes. B. Received by (Printed Name): MIKI VOZAKES. C. Date of Delivery: OCT 18 2024. D. Is delivery address different from item 1? Yes/No checkboxes.

3. Service Type: Adult Signature, Certified Mail, Collect on Delivery, etc. checkboxes. Priority Mail Express, Registered Mail, Signature Confirmation, etc. checkboxes.

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

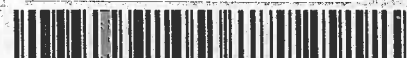
Domestic Return Receipt

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:

U.S. Treasury Department 600 Arch Street Room 3259 Philadelphia, PA 19106



9590 9402 8758 3310 2621 24

Article Number (Transfer from service label)

9589 0710 5270 0284 4259 23

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X [Signature] Agent/Addressee checkboxes. B. Received by (Printed Name): [Signature]. C. Date of Delivery: 10/16/24. D. Is delivery address different from item 1? Yes/No checkboxes.

3. Service Type: Adult Signature, Certified Mail, Collect on Delivery, etc. checkboxes. Priority Mail Express, Registered Mail, Signature Confirmation, etc. checkboxes.

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

Domestic Return Receipt

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:

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

9590 9402 8758 3310 2621 00



2. Article Number (Transfer from service label)

9589 0710 5270 0284 4259 47

3. Service Type
 Adult Signature Restricted Delivery
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Bob Michaliga*
- B. Received by (Printed Name) Agent
BOB MICHALIGA
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

7

THIS CHECK IS PROTECTED BY A VOID PANTOGRAPH, MICROPRINT SIGNATURE LINE AND A HEAT SENSITIVE PADLOCK ICON. ADDITIONAL SECURITY FEATURES ARE LISTED ON BACK.

HILL WALLACK LLP
ATTORNEYS AT LAW

Hill Wallack, LLP
P.O. Box 5226
Princeton, NJ 08540-5226

CITIZENS BANK

64531

09/03/2024

Two Thousand and 00/100 Dollar(s) ONLY *****

Amount
\$2,000.00

PAY TO THE ORDER:
COLUMBIA COUNTY SHERIFF

VOID AFTER 120 DAYS



[Handwritten Signature]
Authorized Signature

⑆64531⑆ ⑆036076150⑆ 659901539⑆

2024CV 784