

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



SELENE FINANCE, LP  
vs.  
CATLIN ANN HENRIE

Case Number  
2025CV1102

**PROPERTY ADDRESS**

1299 WALNUT STREET, BLOOMSBURG, PA 17815

## REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
11/19/2025	Advance Fee	Advance Fee	860614	\$0.00	\$2,000.00
11/19/2025	Advertising Sale (Newspaper)			\$15.00	\$0.00
11/19/2025	Advertising Sale Bills & Copies			\$17.50	\$0.00
11/19/2025	Crying Sale			\$10.00	\$0.00
11/19/2025	Docketing			\$15.00	\$0.00
11/19/2025	Levy			\$15.00	\$0.00
11/19/2025	Mailing Costs			\$36.00	\$0.00
11/19/2025	Posting Handbill			\$15.00	\$0.00
11/19/2025	Press Enterprise Inc.			\$3,017.30	\$0.00
11/19/2025	Sheriff Automation Fund			\$50.00	\$0.00
11/19/2025	Web Posting			\$100.00	\$0.00
01/28/2026	Service			\$195.00	\$0.00
01/28/2026	Service Mileage			\$10.00	\$0.00
01/28/2026	Copies			\$6.50	\$0.00
01/28/2026	Notary Fee			\$10.00	\$0.00
01/28/2026	Tax Claim Search			\$15.00	\$0.00
01/28/2026	Surcharge			\$40.00	\$0.00
01/30/2026	Continued or Cancelled Sale	Postponed to: 4/22/2026		\$10.00	\$0.00
04/09/2026	Continued or Cancelled Sale	Postponed to: 5/20/2026		\$10.00	\$0.00
				<b>\$3,587.30</b>	<b>\$2,000.00</b>
<b>TOTAL BALANCE:</b>				<b>\$(1,587.30)</b>	

**RA S**<sup>TM</sup>  
**ROBERTSON, ANSCHUTZ, SCHNEID,**  
**CRANE & PARTNERS, PLLC**  
**LAW OFFICES**  
*A professional limited liability company organized in the*

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

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

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

May 06, 2026

**VIA FACSIMILE( 570-389-5625 )**

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

RE: SELENE FINANCE, LP v. CAITLIN ANN HENRIE  
COLUMBIA County No: 2025-CV-0001102-MF  
Sheriff Sale No.:  
Our File No.: 25-329416 - JaM

Dear Sir/Madam:

Please stay the Sheriff Sale scheduled for 05/20/2026, on behalf of the Plaintiff.

Sale is stayed for the following reason: Bankruptcy

Amount collected in consideration of stay: N/A

Should you have any questions or concerns, please contact our office via telephone or via email at [PASales@raslg.com](mailto:PASales@raslg.com).

Very Truly Yours,

James McGrath  
Legal Assistant

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



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

Date: 4/22/26

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

Re: SELENE FINANCE, LP VS. CAITLIN ANN HENRIE  
COLUMBIA County Docket No.: 2025-CV-0001102-MF

Dear Sir or Madam,

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

Thank you for your assistance with this matter.

Very truly yours,

James McGrath

Legal Assistant

Enclosures

cc: CAITLIN ANN HENRIE

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

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

*A Florida professional limited liability company*

ATTORNEYS FOR PLAINTIFF

Danielle R. Dreier, Esquire, PA ID No.: 335063  
Danielle A. Coleman, Esquire PA ID No. 323583  
Kevin E. Cordero, Esquire PA ID No. 329340  
LaVanda K. Harris, Esquire PA ID No. 332410  
133 Gaither Drive, Suite F  
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[ddreier@raslg.com](mailto:ddreier@raslg.com)  
[dcoleman@raslg.com](mailto:dcoleman@raslg.com)  
[kcordero@raslg.com](mailto:kcordero@raslg.com)  
[lharris@raslg.com](mailto:lharris@raslg.com)

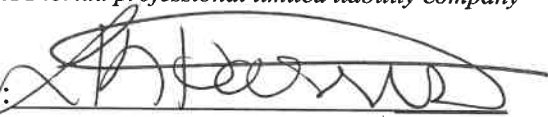
SELENE FINANCE, LP, Plaintiff	COURT OF COMMON PLEAS OF
v.	COLUMBIA COUNTY
CAITLIN ANN HENRIE Defendant(s)	NO.: 2025-CV-0001102-MF

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for **04/22/2026** for the above-captioned matter has been continued until **05/20/2026 at 9:00 AM**

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

Date: 4/22/26

By:   
Danielle R. Dreier, Esquire, ID No.: 335063  
Danielle A. Coleman, Esquire, PA Bar 323583  
Kevin E. Cordero, Esquire, ID No. 329340  
LaVanda K. Harris, Esquire ID No. 332410  
Attorneys for Plaintiff

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

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[ddreier@raslg.com](mailto:ddreier@raslg.com)

[dcoleman@raslg.com](mailto:dcoleman@raslg.com)

[kcordero@raslg.com](mailto:kcordero@raslg.com)

[lharris@raslg.com](mailto:lharris@raslg.com)

SELENE FINANCE, LP,  
Plaintiff

v.

CAITLIN ANN HENRIE  
Defendant(s)

COURT OF COMMON PLEAS OF

COLUMBIA COUNTY

NO.: 2025-CV-0001102-MF

**CERTIFICATE OF FILING**

I, Danielle R. Dreier, Esquire/Danielle A. Coleman, Esquire/ Kevin E. Cordero, Esquire, LaVanda K. Harris, Esquire, hereby certify the Notice of the Date of Continued Sheriff's Sale for the above-captioned matter was filed with the COLUMBIA County Office of Prothonotary on the date set forth below

Robertson Anschutz, Schneid, Crane &  
Partners, PLLC

*A Florida professional limited liability company*

Date: 4/22/26

By: 

Danielle R. Dreier, Esquire, ID No.: 335063

Danielle A. Coleman, Esquire, PA Bar 323583

Kevin E. Cordero, Esquire, ID No. 329340

LaVanda K. Harris, Esquire ID No. 332410

Attorneys for Plaintiff



**ROBERTSON, ANSCHUTZ, SCHNEID,  
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**LAW OFFICES**

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

April 8, 2026

**VIA FACSIMILE 570-389-5625**

COLUMBIA County Sheriff's Office  
Attn: Real Estate Department

RE:

SELENE FINANCE, LP vs. CAITLIN ANN HENRIE  
Columbia Docket: 2025-CV-0001102-MF  
Property Address: 1299 WALNUT ST, BLOOMSBURG PA, 17815  
Our File No.: 25-329416 - JoB

Dear Sir/Madam:

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

Plaintiff requests that the sale scheduled for 04/22/2026 be postponed until 05/20/2026.

Should you have any questions or concerns, please contact our office via telephone or via email at [PASales@raslg.com](mailto:PASales@raslg.com)

Very Truly Yours,

Jodie Boos  
Paralegal

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25-329416 - JoB



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James Robertson, Esq.  
deceased  
Everett Anschutz, Esq. (Ret.)  
TX Bar  
David J. Schneider, Esq. FL Bar  
John T. Crane, Esq. GA, and  
TX Bar

Date: 3-26-2020

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

Re: SELENE FINANCE, LP VS. CAITLIN ANN HENRIE  
COLUMBIA County Docket No.: 2025-CV-0001102-MF

Dear Sir or Madam,

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

Thank you for your assistance with this matter.

Very truly yours,

James McGrath

Legal Assistant

Enclosures

cc: CAITLIN ANN HENRIE

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ATTORNEYS FOR PLAINTIFF

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Danielle A. Coleman, Esquire PA ID No. 323583

Kevin E. Cordero, Esquire PA ID No. 329340

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[dcoleman@raslg.com](mailto:dcoleman@raslg.com)

[kcordero@raslg.com](mailto:kcordero@raslg.com)

SELENE FINANCE, LP,  
Plaintiff

v.

CAITLIN ANN HENRIE  
Defendant(s)

COURT OF COMMON PLEAS OF

COLUMBIA COUNTY

NO.: 2025-CV-0001102-MF

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for **02/04/2026** for the above-captioned matter has been continued until

**04/22/2026 at 9:00 AM**

Robertson Anschutz, Schneid, Crane &  
Partners, PLLC

*A Florida professional limited liability company*

Date: 3-26-2026

By: Kevin E. Cordero

Danielle R. Dreier, Esquire, ID No.: 335063

Danielle A. Coleman, Esquire, PA Bar 323583

Kevin E. Cordero, Esquire, ID No. 329340

Attorneys for Plaintiff

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

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[kcordero@raslg.com](mailto:kcordero@raslg.com)

---

SELENE FINANCE, LP,  
Plaintiff

v.

CAITLIN ANN HENRIE  
Defendant(s)

COURT OF COMMON PLEAS OF

COLUMBIA COUNTY

NO.: 2025-CV-0001102-MF

---

**CERTIFICATE OF FILING**

I, Danielle R. Dreier, Esquire/Danielle A. Coleman, Esquire/ Kevin E. Cordero, Esquire, hereby certify the Notice of the Date of Continued Sheriff's Sale for the above-captioned matter was filed with the COLUMBIA County Office of Prothonotary on the date set forth below

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

Date: 3-26-2026

By: Kevin E. Cordero  
Danielle R. Dreier, Esquire, ID No.: 335063  
Danielle A. Coleman, Esquire, PA Bar 323583  
Kevin E. Cordero, Esquire, ID No. 329340  
Attorneys for Plaintiff

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
A Florida professional limited liability company  
ATTORNEYS FOR PLAINTIFF  
133 GAITHER DRIVE, SUITE F  
MT. LAUREL, NJ 08054  
855-225-6906

SELENE FINANCE, LP, Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2025-CV-0001102-MF
CAITLIN ANN HENRIE, Defendant	2025-ED-107

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

**TO: CAITLIN ANN HENRIE**  
1299 WALNUT ST, BLOOMSBURG, PA 17815

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

Your house (real estate) at **1299 WALNUT ST BLOOMSBURG, PA 17815** is scheduled to be sold at the Sheriff's Sale on **February 4, 2026 at 9:00 AM**, to enforce the court judgment of **\$196,768.19**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at <https://www.bid4assets.com/ColumbiaPASheriffSales>. If the sale is postponed, the new date will be announced at the time of sale.

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

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

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

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

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

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

Date: 02/12/2026

Fee: \$15.00

Cert. NO: 51794

HENRIE CAITLIN ANN  
1299 WALNUT STREET  
BLOOMSBURG PA 17815

District: SCOTT TWP  
Deed: 20220 - 9990  
Location: 1299 WALNUT ST  
Parcel Id: 31 -03F-094-00,000

Assessment: 77,553  
Balances as of 02/12/2026

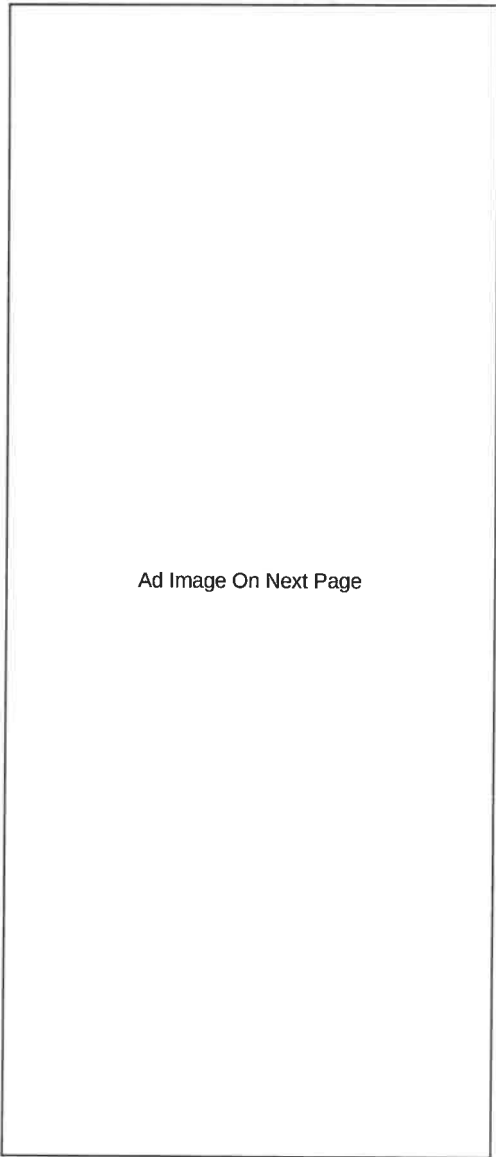
YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
		NO TAX CLAIM TAXES DUE					
		TOTAL	\$0.00				\$0.00

By: \_\_\_\_\_

Per: \_\_\_\_\_

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Janene Hachemeister 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: Henrie Sale CV1102  
Date(s) Published: 01/14/2026, 01/21/2026, 01/28/2026

*Janene Hachemeister*

Sworn and subscribed to before me  
this 28 day of January 2026.

*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, 2029  
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.

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

MISSED PAPER? Call our Circulation Team at 570-784-2121, option 1 by 10am

PLACING CLASSIFIED ADS... e-mail: classifieds@presenterprise.net... Call Me: 910-404-4230... 570-784-6151

MONDAY MARKETPLACE ADS... IT'S FREE to advertise your merchandise that's UNDER \$100!... Must Submit Online: presenterpriseonline.com

DRIVE-THRU HOURS: 8:00am - 3:00pm... Our Drop-Off Box at the Drive-Thru is available 24/7

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2025CV1102

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/

ALL THAT CERTAIN PARCEL, PIECE AND LOT OF LAND SITUATE IN SKYVIEW ACRES, SUBDIVISION TO THE TOWNSHIP OF SCOTT, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, KNOWN AND DESIGNATED AS LOT NO. 101 OF THE SAID PLOT OF LOTS, BOUNDED AND DESCRIBED AS FOLLOWS: FULLY AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY CURVATURE OF A 50 FOOT RADIUS CUL-DE-SAC AT THE WESTERLY TERMINUS OF WALNUT STREET, PUBLIC STREET, SKYVIEW ACRES SUBDIVISION, SAID POINT BEING AT THE NORTH-WESTERLY CORNER OF LOT NO. 100, THENCE ALONG THE WESTERLY LINE OF LOT NO. 100, SOUTH 02 DEGREES 19 MINUTES 50 SECONDS WEST, A DISTANCE OF 17233 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TOWNSHIP PUBLIC ROUTE NO. 488, LEADING FROM BLOOMSBURG TO THE TOWNSHIP OF SCOTT, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, AND THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID TOWNSHIP ROUTE NO. 488, SOUTH 73 DEGREES 45 MINUTES 26 SECONDS WEST, A DISTANCE OF 1340 FEET TO A POINT ON THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF ROBERT J. STEWART AND GALE STEWART, THENCE ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF SAID STEWART, NORTH 09 DEGREES 07 MINUTES 35 SECONDS EAST, A DISTANCE OF 20130 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT NO. 88, THENCE ALONG THE SOUTHERLY LINE OF LOT NO. 88, NORTH 61 DEGREES 34 MINUTES EAST, A DISTANCE OF 8729 FEET TO A POINT ON THE CURVATURE OF THE AFORESAID LOT NO. 100, AND BEING THE PLACE OF BEGINNING CONTAINING 25,474.66 SQUARE FEET OF LAND, IT BEING LOT NO. 101 OF THE PLOT OF LOTS OF SKYVIEW ACRES SUBDIVISION TO THE TOWNSHIP OF SCOTT, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, ASSIGNED TO THE ASSOCIATES DATED JUNE 29, 1977, THE AFORESAID PREMISES OF REAL ESTATE BEING UNDER AND SUBJECT TO THE BUILDING AND USE RESTRICTIONS AND EASEMENTS OF RECORD IN SKYVIEW ACRES AS WILL BE FOUND MORE FULLY OF RECORD IN COLUMBIA COUNTY MISCELLANEOUS BOOK 85, PAGE 695, TOGETHER WITH A PERMANENT AND PERPETUAL RIGHT-OF-WAY EASEMENT OVER AND ALONG A 20 FOOT WIDE SOUTHERLY PORTION OF LOT NO. 88 FOR THE PURPOSE OF EGRESS, INGRESS AND REGRESS TO AND FROM THE AFORESAID LOT NO. 101, CUL-DE-SAC ON THE WESTERLY TERMINUS OF WALNUT STREET, SAID 20 FOOT WIDE RIGHT-OF-WAY EASEMENT BEING A PORTION OF LOT NO. 88 TO BE IN COMMON WITH THE OWNER OF LOT NO. 88, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR THE BENEFIT OF THEIR HEIRS, ADMINISTRATORS AND ASSIGNS, THE MAINTENANCE OF THE ACCESS EASEMENT WAY AND ITS IMPROVEMENTS SHALL BE SHARED BY THE PARTIES BOUND AND PERPETUATED THEREIN, THEREOF, ALSO TOGETHER WITH FOR THE BENEFIT OF LOT NO. 101, A CERTAIN PERMANENT AND PERPETUAL RIGHT-OF-WAY AND EASEMENT FOR THE PURPOSE OF EGRESS, INGRESS AND REGRESS TO AND FROM LOT NO. 101 AND A CUL-DE-SAC REPRESENTING THE TERMINUS OF WALNUT STREET DESCRIBED AS FOLLOWS: BEGINNING AT A BEAR (POINT) ON THE WESTERLY RIGHT-OF-WAY ON THE CUL-DE-SAC OF WALNUT STREET, COMMON CORNER WITH LOT NO. 88 AND COMMON CORNER WITH LOT NO. 101 IN THE SKYVIEW ACRES SUBDIVISION, THENCE ALONG THE SOUTHERLY LINE OF DEGREES 34 MINUTES WEST, A DISTANCE OF 8729 FEET TO AN IRON PIN (FOUND) IN THE LANDS NOW OR FORMERLY OF ROBERT J. AND GALE STEWART, THENCE ALONG A CHORD OF 14283 FEET TO A POINT, THENCE THROUGH THE AFORESAID LOT NO. 88, NORTH 61 DEGREES 34 MINUTES 02 SECONDS EAST, A DISTANCE OF 130.84 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE AFORESAID CUL-DE-SAC ON WALNUT STREET, THENCE ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 36622.82 FEET, AN ARC OF 12 SECONDS, A RADIUS OF 50.00 FEET AND A CHORD OF SOUTH 68 MINUTES 55 SECONDS EAST, A DISTANCE OF 31.63 FEET TO A BEAR (POINT) IN THE PLACE OF BEGINNING CONTAINING 32.00 SQUARE FEET, BEING A 30 FOOT EASEMENT ON THE SOUTHERLY SIDE OF LOT NO. 88 IN THE SKYVIEW ACRES DEVELOPMENT SURVEY OF SKYVIEW Pk 1, BEING ASSOCIATED WITH RECORD IN COLUMBIA COUNTY RECORD BOOK 320 PAGE 745, DATED 29, 1977, THE RIGHT-OF-WAY AND EASEMENT DESCRIBED HEREIN OVERLAPS THE 20 FOOT WIDE RIGHT-OF-WAY AND EASEMENT FIRST CREATED AT COLUMBIA COUNTY RECORD BOOK 320 PAGE 745, TO THE EXTENT THAT THE OWNERS OF THE WITHIN DESCRIBED PREMISES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, USE OF ANY OF THE RIGHT-OF-WAY AND EASEMENT DESCRIBED FOR ANY PURPOSES, THE OWNERS, THEIR HEIRS SUCCESSORS AND ASSIGNS, SHALL BE LIABLE FOR THE REMOVAL AND REPAIR, MAINTENANCE AND MAINTENANCE EXPENSES ATTRIBUTABLE TO THE AREA OCCUPIED BY SAID RIGHT-OF-WAY, ABOVE, RIGHT-OF-WAY OF RECORD IN COLUMBIA COUNTY RECORD BOOK 320 PAGE 745, DATED JULY 26, 1996, AND RECORDED IN COLUMBIA COUNTY RECORD BOOK 322 PAGE 151.

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 of Columbia County, Pennsylvania, 17100 N. LAUREL, NJ

PROPERTY ADDRESS: 1299 WALNUT STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31 0F0 94 00 00

Seized and taken into execution to be sold as the property of CATLIN ANN HENRIE in suit of SELDEN FINANCE, 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 of Columbia County, Pennsylvania, 17100 N. LAUREL, NJ

PROPERTY ADDRESS: 1299 WALNUT STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31 0F0 94 00 00

Seized and taken into execution to be sold as the property of CATLIN ANN HENRIE in suit of SELDEN FINANCE, 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 of Columbia County, Pennsylvania, 17100 N. LAUREL, NJ

PROPERTY ADDRESS: 1299 WALNUT STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31 0F0 94 00 00

Seized and taken into execution to be sold as the property of CATLIN ANN HENRIE in suit of SELDEN FINANCE, 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 of Columbia County, Pennsylvania, 17100 N. LAUREL, NJ

PROPERTY ADDRESS: 1299 WALNUT STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31 0F0 94 00 00

Seized and taken into execution to be sold as the property of CATLIN ANN HENRIE in suit of SELDEN FINANCE, 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 of Columbia County, Pennsylvania, 17100 N. LAUREL, NJ

PROPERTY ADDRESS: 1299 WALNUT STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31 0F0 94 00 00

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2025CV787

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/

ALL those certain parcels or tract of land situate in Catawissa Township, Columbia County, Pennsylvania, bounded and as follows, to-wit: TRACT NO. 1, at the corner of the public road leading from Catawissa to Mainville and in line of land now or formerly of Oscar Lighow, thence by land now or formerly of Oscar Lighow, north 16 1/40 West, 16.2 perches to a stone corner of land now owned by Charles Brech; thence by the same, north 06 3/40 West, 13.6 perches to a stone near the railroad, said said railroad, south 53 3/40 east, 12.2 perches to the middle of the said public road; thence along said road, south 630 east, 37.2 perches to the place of beginning, CONTAINING 1, acra and 4 perches. TRACT NO. 2, BEGINNING AT A STORE IN LINE OF LAND NOW OR FORMERLY OF W.H. Roberts; thence by lands formerly of the Estate of Solomon Helweg south 630 west, 16 perches to a stone, thence by the same north 210 west, 13.6 perches to a stone, thence north 51 1/20 east, 16 1/2 perches to a stone in line of land now or formerly of W. H. Roberts; thence by said south 21 1/2 east, 18.9 perches to the place of beginning, CONTAINING 1 acra and 98 perches.

UPON which are erected a frame dwelling house, barn and buildings. Parcel No: 09-06-007-0000

Property Address: 165 Mountain Rd, Catawissa, PA 17820-7851

UPI / TAX PARCEL NUMBER: 09 05-007-0000

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF J. GARRISON, JUDGE OF THE COUNTY OF KECK, EXECUTOR TO ESTATE OF FAYE E. GARRISON (DECEASED) in suit of WELLS FARGO BANK, NA.

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 of Columbia County, Pennsylvania, 17100 N. LAUREL, NJ

PROPERTY ADDRESS: 165 MOUNTAIN ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 09 05-007-0000

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF J. GARRISON, JUDGE OF THE COUNTY OF KECK, EXECUTOR TO ESTATE OF FAYE E. GARRISON (DECEASED) in suit of WELLS FARGO BANK, NA.

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 of Columbia County, Pennsylvania, 17100 N. LAUREL, NJ

PROPERTY ADDRESS: 165 MOUNTAIN ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 09 05-007-0000

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF J. GARRISON, JUDGE OF THE COUNTY OF KECK, EXECUTOR TO ESTATE OF FAYE E. GARRISON (DECEASED) in suit of WELLS FARGO BANK, NA.

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 of Columbia County, Pennsylvania, 17100 N. LAUREL, NJ

PROPERTY ADDRESS: 165 MOUNTAIN ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 09 05-007-0000

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF J. GARRISON, JUDGE OF THE COUNTY OF KECK, EXECUTOR TO ESTATE OF FAYE E. GARRISON (DECEASED) in suit of WELLS FARGO BANK, NA.

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Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff of Columbia County, Pennsylvania, 17100 N. LAUREL, NJ

PROPERTY ADDRESS: 165 MOUNTAIN ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 09 05-007-0000

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2025CV729

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/

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING ON Eighth Street, East of Walnut at the corner of Lot Number Five; thence South, one hundred sixty five feet along line of said Lot Number Five and Seventh Street, thence East along Seventh Street, one hundred forty feet to the corner of Lot Number Nine; thence North along line of Lot Number Nine, one hundred sixty feet to Eighth Street; thence West along Eighth Street a distance of forty-nine and one-half feet to the corner of Lot Number Five or the place of BEGINNING.

BENG Lot Number Seven of the Silk Mill Addition to the Borough of Berwick, Parcel No.: 04A09 08500

Being the same property conveyed to Charles R. Thaller who executed title by virtue of a deed from Robert C. Bower, III, widower, dated March 5, 2017, recorded March 16, 2017, as Instrument Number 201702087, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 414 East 8th Street, Berwick, PA 18603

PROPERTY ADDRESS: 414 EAST 8TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A0908500

Seized and taken into execution to be sold as the property of JUNE B CHARLES EARLY, ESTATE OF CHARLES R. THALLER, CHARLES EARLY, ESTATE OF CHARLES R. THALLER, CHARLES EARLY, ESTATE OF CHARLES R. THALLER, ESTATE OF CHARLES R. THALLER, IN SUIT OF THE NUMTBURBERLAND NATIONAL BANK.

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 of Columbia County, Pennsylvania, 17100 N. LAUREL, NJ

PROPERTY ADDRESS: 414 EAST 8TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A0908500

Seized and taken into execution to be sold as the property of JUNE B CHARLES EARLY, ESTATE OF CHARLES R. THALLER, CHARLES EARLY, ESTATE OF CHARLES R. THALLER, CHARLES EARLY, ESTATE OF CHARLES R. THALLER, IN SUIT OF THE NUMTBURBERLAND NATIONAL BANK.

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 of Columbia County, Pennsylvania, 17100 N. LAUREL, NJ

PROPERTY ADDRESS: 414 EAST 8TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A0908500

Seized and taken into execution to be sold as the property of JUNE B CHARLES EARLY, ESTATE OF CHARLES R. THALLER, CHARLES EARLY, ESTATE OF CHARLES R. THALLER, CHARLES EARLY, ESTATE OF CHARLES R. THALLER, IN SUIT OF THE NUMTBURBERLAND NATIONAL BANK.

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 of Columbia County, Pennsylvania, 17100 N. LAUREL, NJ

PROPERTY ADDRESS: 414 EAST 8TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A0908500

Seized and taken into execution to be sold as the property of JUNE B CHARLES EARLY, ESTATE OF CHARLES R. THALLER, CHARLES EARLY, ESTATE OF CHARLES R. THALLER, CHARLES EARLY, ESTATE OF CHARLES R. THALLER, IN SUIT OF THE NUMTBURBERLAND NATIONAL BANK.

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Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff of Columbia County, Pennsylvania, 17100 N. LAUREL, NJ

PROPERTY ADDRESS: 414 EAST 8TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A0908500

WANTED: MP Metals, Clean Copper \$4.20 to \$3.50, Clean Brass \$2.25, Cans 67¢, Clean Alum. 60¢, Stainless 32¢, Tin, Steel, Iron & Cars \$67.00

Public Notices: MEETING NOTICE: The regular bimonthly meeting of the Danville State Hospital Board of Trustees will be held at Danville State Hospital on Thursday, January 28, 2026, at 2:00 p.m.

Public Notices: INVITATION TO BID: REQUEST FOR PROPOSALS - STMP CONSULTANT SERVICES: The Town of Bloomingburg is soliciting proposals from qualified professional consulting firms to provide services for the Strategic Management Planning, including a Financial Condition Review, Management Audit, and Strategic Planning.

Public Notices: FREE: Alaska Maternity Mile, 4 yrs. Shes/Worms, Great w/people, female dogs, not good w/small animals. 570-541-0294

Public Notices: Selling Anything? Call 570-784-6151

Public Notices: AUCTION CALENDAR: PUBLIC AUCTION THURSDAY, JAN. 29th @ 6:00PM 1003 3rd St, Nesquehelt 18635

Public Notices: AUCTION CALENDAR: PUBLIC AUCTION THURSDAY, JAN. 29th @ 6:00PM 1003 3rd St, Nesquehelt 18635. Auctioneers: Silver Coins, Collectibles, Depression Glass, H&R New Product, Tool, Toys, and MUCH MORE. Call or text 610-673-1874

**RAS**<sup>TM</sup>  
**ROBERTSON, ANSCHUTZ, SCHNEID,**  
**CRANE & PARTNERS, PLLC**  
**LAW OFFICES**  
*A professional limited liability company organized in the*  
*State of Florida*

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

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

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

January 30, 2026

**VIA FACSIMILE 570-389-5625**

COLUMBIA County Sheriff's Office  
Attn: Real Estate Department

RE:

SELENE FINANCE, LP vs. CAITLIN ANN HENRIE  
Columbia Docket: 2025-CV-0001102-MF  
Property Address: 1299 WALNUT ST, BLOOMSBURG PA, 17815  
Sheriff Sale No.:  
Our File No.: 25-329416 - JaM

Dear Sir/Madam:

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

Plaintiff requests that the sale scheduled for 02/04/2026 be postponed until 04/22/2026.

Should you have any questions or concerns, please contact our office via telephone or via email at [PASales@raslg.com](mailto:PASales@raslg.com)

Very Truly Yours,

James McGrath  
Legal Assistant

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

25-329416 - JaM

25-1102

SHERIFF'S SALE COST SHEET

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ vs. Henrie  
JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN \$15.00  
 SERVICE PER DEF. \$ 195.00  
 LEVY (PER PARCEL) \$15.00  
 MAILING COSTS \$ 36.00  
 ADVERTISING SALE BILLS & COPIES \$17.50  
 ADVERTISING SALE (NEWSPAPER) \$15.00  
 MILEAGE \$ 10.60  
 POSTING HANDBILL \$15.00  
 CRYING/ADJOURN SALE \$10.00  
 SHERIFF'S DEED \$35.00  
 TRANSFER TAX FORM \$25.00  
 DISTRIBUTION FORM \$25.00  
 COPIES \$ 6.50  
 NOTARY \$ 10.60

TOTAL \*\*\*\*\* \$ 430.00

1-14, 21, 28  
Feb 4 Sale

WEB POSTING \$150.00  
 PRESS ENTERPRISE INC. \$ 3017.30  
 SOLICITOR'S SERVICES \$150.00

TOTAL \*\*\*\*\* \$ 3317.30

PROTHONOTARY (NOTARY) \$10.00  
 RECORDER OF DEEDS \$ 86.75

TOTAL \*\*\*\*\* \$ 96.75

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20 \$ \_\_\_\_\_  
 SCHOOL DIST. 20 \$ \_\_\_\_\_  
 DELINQUENT 20 \$ 15.00

TOTAL \*\*\*\*\* \$ 15.00

MUNICIPAL FEES DUE:

SEWER 20 \$ \_\_\_\_\_  
 WATER 20 \$ \_\_\_\_\_

TOTAL \*\*\*\*\* \$ -0-

SURCHARGE FEE (DSTE)

MISC. \_\_\_\_\_ \$ \_\_\_\_\_

TOTAL \*\*\*\*\* \$ -0-

TOTAL COSTS (OPENING BID)

\$ 3899.05

# 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 01/28/2026

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

Ad ID: 373510  
Description: Henrie Sale CV1102  
Run Dates: 01/14/2026 - 01/28/2026  
Class: 0002  
Orig User: sshotwel  
Words: 1411  
Lines: 159  
Agate Lines: 426  
Depth: 17.67  
Blind Box:

**Total Ad Cost \$3,017.30**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	01/14/2026	01/28/2026	3	3,017.30

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. 2025CV1102**

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/](http://www.bid4assets.com/) ColumbiaPASheriffSales on:

**WEDNESDAY, FEBRUARY 4, 2026**  
**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 PARCEL, PIECE AND LOT OF LAND SITUATE IN SKYVIEW ACRES, SUBDIVISION TO THE TOWNSHIP OF SCOTT, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, KNOWN AND DESIGNATED AS LOT NO. 101 OF THE SAID PLOT OF LOTS, BOUNDED AND DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY CIRCUMFERENCE OF A 50 FOOT RADIUS CUL-DE-SAC AT THE WESTERLY TERMINUS OF WALNUT STREET, A 50 FOOT WIDE PUBLIC STREET IN SKYVIEW ACRES SUBDIVISION, SAID POINT BEING AT THE NORTHWESTERLY CORNER OF LOT NO. 100; THENCE ALONG THE WESTERLY LINE OF LOT NO. 100, SOUTH 02 DEGREES 13 MINUTES 50 SECONDS WEST, A DISTANCE OF 17233 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TOWNSHIP PUBLIC ROUTE NO. 488, LEADING FROM BLOOMSBURG TO LIGHTSTREET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID TOWNSHIP ROUTE NO. 488, SOUTH 73 DEGREES 45 MINUTES 25 SECONDS WEST, A DISTANCE OF 150.00 FEET TO AN IRON PIN AT THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF ROBERT J. STEWART AND GALE STEWART; THENCE ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF SAID STEWART, NORTH 09 DEGREES 07 MINUTES 35 SECONDS EAST, A DISTANCE OF 201.30 FEET TO AN IRON PIN SITUATE IN THE SOUTHERLY LINE OF LOT NO. 88; THENCE ALONG THE SOUTHERLY LINE OF LOT NO. 88, NORTH 61 DEGREES 34 MINUTES EAST, A DISTANCE OF 87.29 FEET TO A POINT ON THE CIRCUMFERENCE OF THE AFORESAID 50 FOOT RADIUS CUL-DE-SAC AT THE WESTERLY TERMINUS OF WALNUT STREET; THENCE BY THE CIRCUMFERENCE OF THE SAID 50 FOOT RADIUS CUL-DE-SAC IN A SOUTHEASTERLY DIRECTION ON A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA ANGLE OF 59 DEGREES 20 MINUTES 10 SECONDS, A RADIUS OF 50.00 FEET, A TANGENT OF 28.48 FEET FOR AN ARC LENGTH OF 51.78 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF THE AFORESAID LOT NO. 100, AND BEING THE POINT AND PLACE OF BEGINNING. CONTAINING 25,474.56 SQUARE FEET OF LAND, IT BEING LOT NO. 101 OF THE PLOT OF LOTS OF SKYVIEW ACRES SUBDIVISION TO THE TOWNSHIP OF SCOTT AS PREPARED BY T. BRYCE JAMES AND ASSOCIATES DATED JUNE 29, 1977. THE AFOREDESCRIBED PREMISES OF REAL ESTATE BEING UNDER AND SUBJECT TO THE BUILDING AND USE RESTRICTIONS AS SET FORTH AND OF RECORD FOR SKYVIEW ACRES AS WILL BE FOUND MORE FULLY OF RECORD IN COLUMBIA COUNTY MISCELLANEOUS BOOK 55 PAGE 655. TOGETHER WITH A PERMANENT AND PERPETUAL RIGHT-OF-WAY AND EASEMENT OVER AND ALONG A 20 FOOT WIDE SOUTHERLY PORTION OF LOT NO. 88 FOR THE PURPOSE OF EGRESS, INGRESS AND REGRESS TO AND FROM THE ABOVE CAPTIONED LOT NO. 101 TO A CUL-DE-SAC ON THE WESTERLY TERMINUS OF WALNUT STREET, SAID 20 FOOT WIDE EASEMENT ACROSS THE SOUTHERLY PORTION OF LOT NO. 88 TO BE IN COMMON WITH THE OWNER OF LOT NO. 88, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR THE BENEFIT OF THE GRANTEEES HEREIN, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS. THE MAINTENANCE OF THE ACCESS EASEMENT WAY AND ITS IMPROVEMENTS SHALL BE SHARED BY THE PARTIES BASED UPON THE PORTION AND THE USE THEREOF. ALSO TOGETHER WITH FOR THE BENEFIT OF LOT NO. 101, A CERTAIN PERMANENT AND PERPETUAL RIGHT-OF-WAY AND EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS, AND REGRESS TO AND FROM LOT NO. 101 AND A CUL-DE-SAC REPRESENTING THE TERMINUS OF WALNUT STREET DESCRIBED AS FOLLOWS: BEGINNING AT A REBAR (FOUND) ON THE WESTERLY RIGHT-OF-WAY ON THE CUL-DE-SAC OF WALNUT STREET, COMMON CORNER WITH LOT NO. 88 AND COMMON CORNER WITH LOT NO. 101 IN THE SKYVIEW ACRES DEVELOPMENT; THENCE ALONG SAID LOT NO. 101, SOUTH 81 DEGREES 34 MINUTES WEST, A DISTANCE OF 87.29 FEET TO AN IRON PIN (FOUND) COMMON CORNER WITH LANDS NOW OR FORMERLY OF ROBERT J. AND GALE STEWART; THENCE ALONG LANDS NOW OR FORMERLY OF SAID STEWART AND ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10 DEGREES 14 MINUTES 28 SECONDS, A RADIUS OF 250.00 FEET AND A CHORD OF NORTH 76 DEGREES 11 MINUTES 31 SECONDS WEST, A DISTANCE OF 44.63 FEET TO A POINT; THENCE THROUGH THE

AFORESAID LOT NO. 88, NORTH 61 DEGREES 34 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.34 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE AFORESAID CUL-DE-SAC ON WALNUT STREET; THENCE ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 36 DEGREES 52 MINUTES 12 SECONDS, A RADIUS OF 50.00 FEET AND A CHORD OF SOUTH 09 DEGREE 58 MINUTES 55 SECONDS EAST, A DISTANCE OF 31.63 FEET TO A REBAR (FOUND), THE PLACE OF BEGINNING. CONTAINING 3,240 SQUARE FEET; BEING A 30 FOOT EASEMENT ON THE SOUTHERLY SIDE OF LOT NO. 88 IN THE SKYVIEW ACRES DEVELOPMENT SURVEY OF SKYVIEW PER T. BRYCE JAMES AND ASSOCIATES DATED JUNE 29, 1977. THE RIGHT-OF-WAY AND EASEMENT DESCRIBED HEREIN OVERLAPS THE 20 FOOT WIDE RIGHT-OF-WAY AND EASEMENT FIRST CREATED AT COLUMBIA COUNTY RECORD BOOK 320 PAGE 746. TO THE EXTENT THAT THE OWNERS OF THE WITHIN DESCRIBED PREMISES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, USE OF ANY OF THE RIGHT-OF-WAY PREMISES DESCRIBED HEREIN FOR ACCESS PURPOSES, THE OWNERS, THEIR HEIRS SUCCESSORS AND ASSIGNS, SHALL BE LIABLE FOR ONEHALF OF THE SNOW REMOVAL AND MAINTENANCE EXPENSES ATTRIBUTABLE TO THE AREA OCCUPIED BY SAID RIGHT-OF-WAYS, ABOVE RIGHT-OF-WAY OF RECORD IN DEED DATED JULY 26, 1996 AND RECORDED IN COLUMBIA COUNTY RECORD BOOK 632 PAGE 151.

PROPERTY ADDRESS: 1299 WALNUT ST, BLOOMSBURG, PA 17815-9509

UNDER AND SUBJECT TO any and all exceptions, restrictions, covenants, easements, rightsof-way, and agreements as heretofore contained in the prior chain of title.

BENG KNOWN AS: 1299 WALNUT ST, BLOOMSBURG, PA 17815

PROPERTY ID: 31 0309400000

TITLE TO SAID PREMISES IS VESTED IN CAITIÆN ANN HENRIE, A SINGLE PERSON BY DEED FROM IAN JOSHUA CLARK, A SINGLE PERSON, DATED AUGUST 13, 2021 RECORDED NOVEMBER 3, 2022 AT INSTRUMENT NO. 20220990

PROPERTY ADDRESS: 1299 WALNUT STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31 0F0 94 000 00

Seized and taken into execution to be sold as the property of CATLIN ANN HENRIE in suit of SELENE FINANCE, L.P.

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:  
RAS CITRON LLC  
MT. LAUREL, NJ

TIMOTHY CHAMBERLAIN,  
Sheriff  
COLUMBIA COUNTY,  
PENNSYLVANIA

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

*A Florida Professional Limited Liability Company*

ATTORNEYS FOR PLAINTIFF

M. Troy Freedman, Esquire, PA ID No. 85165

Danielle R. Dreier, Esquire, PA ID No. 335063

Danielle Coleman, Esquire PA ID No. 323583

Kevin E. Cordero, Esquire PA ID No. 329340

133 Gaither Drive, Suite F, Mount Laurel, NJ 08054

(855) 225-6906

SELENE FINANCE, LP  
Plaintiff

v.

CAITLIN ANN HENRIE  
Defendant(s)

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

NO.: 2025-CV-0001102-MF

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

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

1. On 12/10/2025, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant(s) by a private process server. A copy of the(se) service return(s) is/are attached hereto and made part hereof as Exhibit "A."
2. On 12/12/2025, a copy of the Notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made part hereof as Exhibit "B."
3. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "C."

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

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

Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC

*A Florida Professional Limited Liability Company*

Date: 1-8-2026

By: Kevin E. Cordero

\_\_\_\_ M. Troy Freedman, Esquire, PA ID No. 85165

\_\_\_\_ Danielle R. Dreier, Esquire PA ID No. 335063

\_\_\_\_ Danielle Coleman, Esquire PA ID No. 323583

X Kevin E. Cordero, Esquire PA ID No. 329340  
Attorney for Plaintiff

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

*A Florida Professional Limited Liability Company*

ATTORNEYS FOR PLAINTIFF

M. Troy Freedman, Esquire, PA ID No. 85165

Danielle R. Dreier, Esquire, PA ID No. 335063

Danielle Coleman, Esquire PA ID No. 323583

Kevin E. Cordero, Esquire PA ID No. 329340

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

SELENE FINANCE, LP  
Plaintiff

v.

CAITLIN ANN HENRIE  
Defendant(s)

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

NO.: 2025-CV-0001102-MF

**AFFIDAVIT PURSUANT TO RULE 3129.1**

SELENE FINANCE, LP, Plaintiff in the above action, by the undersigned attorney, **Robertson, Anschutz, Schneid, Crane & Partners, PLLC** sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **1299 WALNUT ST BLOOMSBURG, PA 17815**.

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

Caitlin Ann Henrie  
1299 Walnut Street  
Bloomsburg, PA 17815

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

Caitlin Ann Henrie  
1299 Walnut Street  
Bloomsburg, PA 17815

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

None

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

Selene Finance, LP  
3501 Olympus Boulevard  
5th Floor, Suite 500  
Dallas, TX 75019

25-329416 - KAH

MERS, Inc., as Nominee for Rocket Mortgage, LLC FKA Quicken Loans, LLC  
1901 E. Voorhees Street, Suite C  
Danville, IL 61834

Rocket Mortgage, LLC FKA Quicken Loans, LLC  
1050 Woodward Avenue  
Detroit, MI 48226

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

None

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

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

Tenants/Occupants  
1299 Walnut Street  
Bloomsburg, PA 17815

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

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

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

Columbia County Court of Common Pleas – Criminal Division  
35 West Main Street  
Bloomsburg, PA 17815

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

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

None

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

By: Kevin E. Cordero

\_\_\_\_ M. Troy Freedman, Esquire, PA ID No. 85165

\_\_\_\_ Danielle R. Dreier, Esquire PA ID No. 335063

\_\_\_\_ Danielle Coleman, Esquire PA ID No. 323583

Kevin E. Cordero, Esquire PA ID No. 329340

Attorney for Plaintiff

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

*A Florida Professional Limited Liability Company*

ATTORNEYS FOR PLAINTIFF

M. Troy Freedman, Esquire, PA ID No. 85165

Danielle R. Dreier, Esquire, PA ID No. 335063

Danielle Coleman, Esquire PA ID No. 323583

Kevin E. Cordero, Esquire PA ID No. 329340

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

SELENE FINANCE, LP  
Plaintiff

v.

CAITLIN ANN HENRIE  
Defendant(s)

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

NO.: 2025-CV-0001102-MF

**AFFIDAVIT OF SERVICE**

The undersigned hereby certifies Defendant(s) CAITLIN ANN HENRIE was served a true and correct copy of the above-captioned Notice of Sale as follows:

By handing a copy to the Defendant at

1299 WALNUT STREET, BLOOMSBURG, PA 17815

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

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

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

Date: 1-8-2026

By: Kevin E. Cordero  
\_\_\_\_ M. Troy Freedman, Esquire, PA ID No. 85165  
\_\_\_\_ Danielle R. Dreier, Esquire PA ID No. 335063  
\_\_\_\_ Danielle Coleman, Esquire PA ID No. 323583  
 Kevin E. Cordero, Esquire PA ID No. 329340  
Attorney for Plaintiff

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

*A Florida Professional Limited Liability Company*

ATTORNEYS FOR PLAINTIFF

M. Troy Freedman, Esquire, PA ID No. 85165

Danielle R. Dreier, Esquire, PA ID No. 335063

Danielle Coleman, Esquire PA ID No. 323583

Kevin E. Cordero, Esquire PA ID No. 329340

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

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SELENE FINANCE, LP  
Plaintiff

v.

CAITLIN ANN HENRIE  
Defendant(s)

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

NO.: 2025-CV-0001102-MF

**CERTIFICATE OF COMPLIANCE**

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

By: 

\_\_\_\_ M. Troy Freedman, Esquire PA ID No. 85165

\_\_\_\_ Danielle R. Dreier, Esquire PA ID No. 335063

\_\_\_\_ Danielle Coleman, Esquire PA ID No. 323583

Kevin E. Cordero, Esquire PA ID No. 329340

Attorney for Plaintiff

# EXHIBIT A

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
A Florida professional limited liability company  
ATTORNEYS FOR PLAINTIFF  
133 GAITHER DRIVE, SUITE F  
MT. LAUREL, NJ 08054  
855-225-6906

SELENE FINANCE, LP, Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2025-CV-0001102-MF
CAITLIN ANN HENRIE, Defendant	

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

**TO: CAITLIN ANN HENRIE**  
1299 WALNUT ST, BLOOMSBURG, PA 17815

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

Your house (real estate) at **1299 WALNUT ST BLOOMSBURG, PA 17815** is scheduled to be sold at the Sheriff's Sale on **February 4, 2026 at 9:00 AM**, to enforce the court judgment of **\$196,768.19**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at <https://www.bid4assets.com/ColumbiaPASheriffSales>. If the sale is postponed, the new date will be announced at the time of sale.

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

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

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

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

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

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

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

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

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

SELENE FINANCE, LP, et. al., Plaintiff(s)  
vs.  
CAITLIN ANN HENRIE, et. al., Defendant(s)



Service of Process by  
**APS International, Ltd.**  
1-800-328-7171

APS International Plaza  
7800 Glenroy Rd.  
Minneapolis, MN 55439-3122

APS File #: 171666-0001

**AFFIDAVIT OF SERVICE -- Individual**

ROBERTSON, ANSCHUTZ, SCHNEID ET AL  
Ms. Samantha Jones  
133 Galther Dr., Ste. F  
Mount Laurel, NJ 08054

Service of Process on:

—Caitlin Ann Henrie  
Court Case No. 2025-CV-0001102-MF

State of: PENNSYLVANIA ss.

County of: COLUMBIA

Name of Server: RONALD L QUEEN JR, ABS, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 10th day of DECEMBER, 20 25, at 1:50 o'clock PM

Place of Service: at 1299 Walnut Street, in Bloomsburg, PA 17815

Documents Served: the undersigned served the documents described as:  
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:  
Caitlin Ann Henrie

Person Served, and Method of Service:

- By personally delivering them into the hands of the person to be served.
- By delivering them into the hands of \_\_\_\_\_, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Caitlin Ann Henrie at the place of service, and whose relationship to the person is: \_\_\_\_\_

Description of Person Receiving Documents:

The person receiving documents is described as follows:  
Sex F; Skin Color WHITE; Hair Color DARK; Facial Hair \_\_\_\_\_  
Approx. Age 39; Approx. Height \_\_\_\_\_; Approx. Weight \_\_\_\_\_

To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

[Signature]  
Signature of Server  
APS International, Ltd.

Subscribed and sworn to before me this

10th day of December, 20 25  
[Signature]  
Notary Public (Commission Expires)  
NOTARY VENUE: UNION CO., PA

Commonwealth of Pennsylvania - Notary Seal  
Evelina Antonyuk, Notary Public  
Union County  
My Commission Expires 12/22/2028  
Commission # 1379501

# EXHIBIT B

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
*A Florida professional limited liability company*  
ATTORNEYS FOR PLAINTIFF  
133 GAITHER DRIVE, SUITE F  
MT. LAUREL, NJ 08054  
855-225-6906

SELENE FINANCE, LP  
Plaintiff

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

v.

NO.: 2025-CV-0001102-MF

CAITLIN ANN HENRIE  
Defendant(s)

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

**TO: ALL PARTIES IN INTEREST AND CLAIMANTS**

**Owner(s): CAITLIN ANN HENRIE**

**Property: 1299 WALNUT ST., BLOOMSBURG, PA 17815**

**Improvements: RESIDENTIAL DWELLING**

**Judgment amount: \$196768.19**

**The above captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on February 4, 2026 at 9:00AM, to enforce the Court Judgment of \$196,768.19, obtained by the Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.**

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

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

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. Mail <input type="checkbox"/> Express Mail	<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified	Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance	Affix stamp here if issued as certificate of mailing or for additional copies of this bill. Postmark and Date of Receipt	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee Remarks
1	2025-CV-0001102-MF	<b>Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC</b> <i>A Florida Limited Liability Company</i> 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 <b>Katie Hart</b>	<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. Mail <input type="checkbox"/> Express Mail	<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified	<input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance						
2		Commonwealth of PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230 Tenants/Occupants 1299 Walnut Street Bloomsburg, PA 17815									
3	2/4/2026	Columbia County Tax Claim Bureau 11 W. Main Street, Main Street County Annex Bloomsburg, PA 17815									
4		Columbia County Domestic Relations Section 11 W. Main Street Bloomsburg, PA 17815									
5		Columbia County Probation Department 35 W. Main Street Bloomsburg, PA 17815									
6		Columbia County Court of Common Pleas – Criminal Division 35 West Main Street Bloomsburg, PA 17815									
7		Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815									
8											
9											
10											
11											
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)							
7		7		[Signature]		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.					

PS Form 3877, February 1994  
**Henrie - RAS #25-329416 (Columbia County)**  
**Form Must be Completed by Typewriter, Ink or Ball Point Pen**

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



SELENE FINANCE, LP  
vs.  
CATLIN ANN HENRIE

Case Number  
2025CV1102

SHERIFF'S RETURN OF SERVICE

12/26/2025 03:12 PM - DEPUTY SCOTT MAYERNICK, 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 1299 WALNUT STREET, BLOOMSBURG, PA 17815.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 29, 2025

NOTARY

Affirmed and subscribed to before me this

29TH day of DECEMBER, 2025

Plaintiff Attorney: RAS CITRON LLC, 133 GAITHER DRIVE, SUITE F, MT. LAUREL, NJ 08054

LAW OFFICES  
 KEVIN TANRIBILIR, ESQ.  
 701 EAST FRONT STREET  
 BERWICK, PA 18603  
 PHONE: 570-752-6200  
 FAX: 570-752-8265

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FACSIMILE TRANSMITTAL SHEET

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TO:	FROM:
Tim Chamberlain, Sheriff	Kevin Tanribilir, Esq.
COMPANY:	DATE:
Columbia County Sheriff	02/01/26
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	2
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
570-389-5622	#5-26-00308, US Bankruptcy Court
RE:	YOUR REFERENCE NUMBER:
<i>In Re Caitlin Ann Henrie</i>	#2025-CV-1102     2025-ED-107

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URGENT   
  FOR REVIEW   
  PLEASE COMMENT   
  PLEASE REPLY   
  PLEASE RECYCLE

---

NOTES/COMMENTS:

Regarding the above bankruptcy matters, please be advised that our office has been retained to represent the debtor, Caitlin Ann Henrie, of 1299 Walnut Street, Bloomsburg, PA 17815, regarding a chapter 13 case filed on today's date at the US Bankruptcy Court, Middle District, to Docket #5-26-00308. See attached copy of Notice of Bankruptcy Case Filing.

Kindly be advised that the filing of the bankruptcy stays any and all execution and/or levy proceedings initiated by your office against the above debtor(s). Specifically, the bankruptcy filing stays any further action on the Writ of Execution issued in favor of Selcne Finance, LP, including but not limited to, any sheriff sale of the debtor's real estate scheduled for February 4, 2026. Kindly proceed accordingly.

If you have any questions about this transmission, please contact our office. Thank you.

Kevin Tanribilir, Esquire

CC. Robertson, Anschutz et.  
 (email: [kcordero@rasig.com](mailto:kcordero@rasig.com))

United States Bankruptcy Court  
Middle District of Pennsylvania

**Notice of Bankruptcy Case Filing**

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 02/01/2026 at 3:37 PM and filed on 02/01/2026.



**Caitlin Ann Henrie**  
1299 Walnut Street  
Bloomsburg, PA 17815  
SSN / ITIN: xxx-xx-2803

The case was filed by the debtor's attorney:

**Kevin Tanribilir**  
701 East Front Street  
Berwick, PA 18603  
570 752-6200

The case was assigned case number 5:26-bk-00308.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://www.pamb.uscourts.gov/> or at the Clerk's Office, Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

**Seth F. Eisenberg**  
Clerk, U.S. Bankruptcy Court

PACER Service Center			
Transaction Receipt			
02/01/2026 16:19:44			
<b>PACER Login:</b>	golfchamp2005	<b>Client Code:</b>	
<b>Description:</b>	Notice of Filing	<b>Search Criteria:</b>	5:26-bk-00308
<b>Billable Pages:</b>	1	<b>Cost:</b>	0.10

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SELENE FINANCE, LP, Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2025-CV-0001102-MF
CAITLIN ANN HENRIE, Defendant	2025-ED-107

**WRIT OF EXECUTION**

**TO THE SHERIFF OF COLUMBIA COUNTY:**

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

PREMISES: 1299 WALNUT ST BLOOMSBURG, PA 17815  
(SEE LEGAL DESCRIPTION ATTACHED)

Judgment Amount	\$196,768.19
Interest from 11/07/2025 to _____ (at \$32.35 per diem)	\$ _____ *
<b>Total</b>	<b>\$ _____ *</b>
Interest from _____ at \$32.35 per diem	\$ _____
(Costs to be added)	\$ _____
<b>Writ Total</b>	<b>\$ _____</b>

Prothonotary

By: Stephanie Stroup/MT  
Clerk & Clerk of Rec. Courts  
My Com. Ex. 1st Monday of 2028

Date: 11/13/2025

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

COLUMBIA COUNTY  
COURT OF COMMON PLEAS  
NO. 2025-CV-0001102-MF

---

SELENE FINANCE, LP  
v.  
CAITLIN ANN HENRIE

---

**WRIT OF EXECUTION**

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JUDGMENT AMOUNT	\$ 196,768.19
Interest from 11/07/2025 to (day of sale) _____ (at \$32.35 per diem)	\$ _____ *
<b>Total</b>	\$ _____ *
Interest from (day after sale) _____ at \$32.35 per diem	\$ _____
Cost to be added	
Writ Total	\$ _____ \$ _____
<b>COSTS PAID:</b>	
PROTHONOTARY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
<b>COSTS DUE PROTHONOTARY</b>	\$ _____

**PREMISES TO BE SOLD: 1299 WALNUT ST BLOOMSBURG, PA 17815**

By: Kevin E. Cordero  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
A Florida professional limited liability company  
\_\_\_\_ Danielle R. Dreier, Esquire PA ID No. 335063 E-mail ddreier@raslg.com  
\_\_\_\_ Danielle Coleman, Esquire PA ID No. 323583 E-mail dcoleman@raslg.com  
\_\_\_\_ Queen N. Stewart, Esquire PA ID No. 328662 E-mail qstewart@raslg.com  
X Kevin E. Cordero, Esquire PA ID No. 329340 E-mail kcordero@raslg.com  
ATTORNEY FOR PLAINTIFF  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
(855) 225-6906

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



SELENE FINANCE, LP  
vs.  
HENRIE, CATLIN ANN

Case Number  
2025CV1102

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	02/17/2026
<b>Notes:</b>	SALE DATE & TIME: 02/04/2026 AT 9:00 AM SHERIFF'S SALE BILL		
<b>Warrant:</b>			

**Serve To:**

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	1299 WALNUT STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	12-26-25	<b>Time:</b>	15:12
<b>Deputy:</b>	3	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> RAS CITRON LLC	<b>Phone:</b>
-----------------------------	---------------

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>	1	2	3	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)  
 2025CV1102  
 1299 WALNUT STREET, BLOOMSBURG, PA 17815  
 EXP: 02/17/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



SELENE FINANCE, LP  
vs.  
HENRIE, CATLIN ANN

Case Number  
2025CV1102

## SERVICE COVER SHEET

**Service Details:**

Category: Real Estate Sale - Sale Notice      Zone: 107  
 Manner: Adult in Charge      Expires: 02/17/2026      Warrant:   
 Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM  
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS      *will pla Monday*

**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: Roberta Titus  
 Relation: Admin. Assistant  
 Date: 12/9/25      Time: 12:36  
 Deputy: 5      Mileage:

**Attorney / Originator:**

Name: RAS CITRON LLC      Phone:

**Service Attempts:**

Date:	11/21/25					
Time:	1258					
Mileage:						
Deputy:	8	2	3	4	5	6

**Service Attempt Notes:**

- Will call office regarding this paper, not at mercantile Bldg
- or at office on OBR
- 
- 
- 
- 

BOHLING, MELODY

2025CV1102

350 TENNY ST., BLOOMSBURG, PA 17815

EXP: 02/17/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



SELENE FINANCE, LP  
vs.  
HENRIE, CATLIN ANN

Case Number  
2025CV1102

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	107
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	02/17/2026
<b>Warrant:</b>			
<b>Notes:</b>	SALE DATE & TIME: 02/04/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	CATLIN ANN HENRIE
<b>Primary Address:</b>	1299 WALNUT STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>	Des		
<b>Date:</b>	11/21/25	<b>Time:</b>	1200
<b>Deputy:</b>	8	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> RAS CITRON LLC	<b>Phone:</b>
-----------------------------	---------------

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

HENRIE, CATLIN ANN

2025CV1102

1299 WALNUT STREET, BLOOMSBURG, PA 17815

EXP: 02/17/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



SELENE FINANCE, LP  
vs.  
HENRIE, CATLIN ANN

Case Number  
2025CV1102

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:** 107  
**Manner:** Adult in Charge **Expires:** 02/17/2026 **Warrant:**  
**Notes:** SALE DATE & TIME: 02/04/2026 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** OCCUPANT  
**Primary Address:** 1299 WALNUT STREET  
BLOOMSBURG, PA 17815  
**Phone:** **DOB:**  
**Alternate Address:**  
**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other  
**Adult In Charge:** Catlin Henrie  
**Relation:** Occupant  
**Date:** 11/21/25 **Time:** 1200  
**Deputy:** 8 **Mileage:**

### Attorney / Originator:

**Name:** RAS CITRON LLC **Phone:**

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

OCCUPANT

2025CV1102

1299 WALNUT STREET, BLOOMSBURG, PA 17815

EXP: 02/17/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



SELENE FINANCE, LP  
vs.  
CATLIN ANN HENRIE

Case Number  
2025CV1102

## SHERIFF'S RETURN OF SERVICE

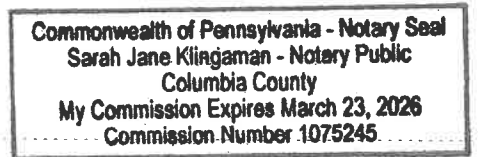
11/21/2025 12:00 PM - DEPUTY DALE B. COOMBE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: CATLIN ANN HENRIE AT 1299 WALNUT STREET, BLOOMSBURG, PA 17815.

DALE B. COOMBE, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

November 24, 2025



NOTARY

Affirmed and subscribed to before me this

24TH day of NOVEMBER, 2025

Plaintiff Attorney: RAS CITRON LLC, 133 GAITHER DRIVE, SUITE F, MT. LAUREL, NJ 08054

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: NOVEMBER 19<sup>TH</sup> 2025

Re: Sheriffs Sale Advertising Dates

SELENE FINANCE, LP  
VS.  
CAITLIN ANN HENRIE  
No. 1102 of 2025 J.D. and No. 107 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 <sup>st</sup> Week	JANUARY 14 <sup>TH</sup> 2025
2 <sup>nd</sup> Week	JANUARY 21 <sup>ST</sup> 2025
3 <sup>rd</sup> Week	JANUARY 28 <sup>TH</sup> 2025

SALE DATE: **FEBRUARY 4<sup>TH</sup> 2026 @ 9:00 a.m**

**I will expose the following described property at public sale at [ww.bid4assets.com/ColumbiaPASheriffSales](http://ww.bid4assets.com/ColumbiaPASheriffSales)**

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

Respectfully,

Timothy Chamberlain  
Sheriff of Columbia County

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
A Florida professional limited liability company  
ATTORNEYS FOR PLAINTIFF  
133 GAITHER DRIVE, SUITE F  
MT. LAUREL, NJ 08054  
855-225-6906

SELENE FINANCE, LP, Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2025-CV-0001102-MF
CAITLIN ANN HENRIE, Defendant	2025-ED-107

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

TO: CAITLIN ANN HENRIE  
1299 WALNUT ST, BLOOMSBURG, PA 17815

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

Your house (real estate) at **1299 WALNUT ST BLOOMSBURG, PA 17815** is scheduled to be sold at the Sheriff's Sale on **February 4, 2026 at 9:00 AM**, to enforce the court judgment of **\$196,768.19**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at **<https://www.bid4assets.com/ColumbiaPASheriffSales>**. If the sale is postponed, the new date will be announced at the time of sale.

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

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

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

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

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

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
*A Florida professional limited liability company*  
ATTORNEYS FOR PLAINTIFF  
133 GAITHER DRIVE, SUITE F  
MT. LAUREL, NJ 08054  
855-225-6906

SELENE FINANCE, LP, Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2025-CV-0001102-MF
CAITLIN ANN HENRIE, Defendant	2025-ED-107

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**SELENE FINANCE, LP**, Plaintiff in the above action, by the undersigned attorney, **Robertson, Anschutz, Schneid, Crane & Partners, PLLC** sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **1299 WALNUT ST, BLOOMSBURG, PA 17815**.

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

CAITLIN ANN HENRIE  
1299 WALNUT ST, BLOOMSBURG, PA 17815

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

CAITLIN ANN HENRIE  
1299 WALNUT ST, BLOOMSBURG, PA 17815

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

NONE

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

SELENE FINANCE, LP  
3501 OLYMPUS BOULEVARD, 5TH FLOOR, SUITE 500, DALLAS, TX 75019

MERS, INC, AS NOMINEE FOR ROCKET MORTGAGE, LLC FKA QUICKEN LOANS, LLC  
1901 E VORHEES STREET, SUITE C, DANVILLE, IL 61834

ROCKET MORTGAGE, LLC FKA QUICKEN LOANS, LLC  
1050 WOODWARD AVE, DETROIT, MI 48226

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

NONE

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

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

TENANTS/OCCUPANTS  
1299 WALNUT ST, BLOOMSBURG, PA 17815

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

COLUMBIA COUNTY DOMESTIC RELATIONS SECTION  
11 W. MAIN STREET, BLOOMSBURG, PA 17815

COLUMBIA COUNTY PROBATION DEPARTMENT  
35 W. MAIN STREET, BLOOMSBURG, PA 17815

COLUMBIA COUNTY COURT OF COMMON PLEAS – CRIMINAL DIVISION  
35 WEST MAIN STREET, BLOOMSBURG, PA 17815

COLUMBIA COUNTY COURTHOUSE  
35 WEST MAIN STREET, BLOOMSBURG, PA 17815

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

NONE

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

By: Kevin E. Cordero  
\_\_\_\_ Danielle R. Dreier, Esquire PA ID No. 335063  
\_\_\_\_ Danielle Coleman, Esquire PA ID No. 323583  
\_\_\_\_ Queen Stewart, Esquire PA ID No. 328662  
X Kevin E. Cordero, Esquire PA ID No. 329340  
Attorney for Plaintiff

REAL ESTATE OUTLINE

ED # 2025ED107

DATE RECEIVED 11-13-25  
DOCKET AND INDEX 2025 CV 1102

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 <del>\$1,350.00</del> OR <u>2,000.<sup>w</sup></u>	<u>X</u>	CK# <u>860614</u>

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

SALE DATE Feb 4<sup>n</sup> 26 TIME 9:00am  
 POSTING DATE \_\_\_\_\_  
 ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK Jan.  
 2<sup>ND</sup> WEEK Jan.  
 3<sup>RD</sup> WEEK Jan.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



SELENE FINANCE, LP  
vs.  
HENRIE, CATLIN ANN

Case Number  
2025CV1102

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	107
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	02/17/2026
<b>Warrant:</b>			
<b>Notes:</b>	SALE DATE & TIME: 02/04/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	COLUMBIA COUNTY ADULT PROBATION
<b>Primary Address:</b>	35 WEST MAIN STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	Michelle Sweitzer
<b>Relation:</b>	Clock
<b>Date:</b>	11-19-25
<b>Time:</b>	13:52
<b>Deputy:</b>	3
<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> RAS CITRON LLC	<b>Phone:</b>
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**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY ADULT PROBATION 2025CV1102 35 WEST MAIN STREET, BLOOMSBURG, PA 17815 EXP: 02/17/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



SELENE FINANCE, LP  
vs.  
HENRIE, CATLIN ANN

Case Number  
2025CV1102

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 107

**Manner:** Adult in Charge **Expires:** 02/17/2026 **Warrant:**

**Notes:** SALE DATE & TIME: 02/04/2026 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** COLUMBIA COUNTY COURT OF COMMON

**Primary Address:** 35 WEST MAIN STREET  
BLOOMSBURG, PA 17815

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:** Rosalie Antoniello

**Relation:** Chief Deputy

**Date:** 11-19-25 **Time:** 1417

**Deputy:** 3 **Mileage:**

**Attorney / Originator:**

**Name:** RAS CITRON LLC **Phone:**

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY COUR 2025CV1102 35 WEST MAIN STREET, BLOOMSBURG, PA 17815 EXP: 02/17/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



SELENE FINANCE, LP  
vs.  
HENRIE, CATLIN ANN

Case Number  
2025CV1102

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 107

**Manner:** Adult in Charge **Expires:** 02/17/2026 **Warrant:**

**Notes:** SALE DATE & TIME: 02/04/2026 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** Columbia County Tax Office

**Primary Address:** PO Box 380  
Bloomsburg, PA 17815

**Phone:** 570-389-5649 **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:** Eric Swab

**Relation:** Tax Claim Director

**Date:** 11-19-25 **Time:** 10:15

**Deputy:** 3 **Mileage:**

**Attorney / Originator:**

**Name:** RAS CITRON LLC **Phone:**

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C 2025CV1102 PO BOX 380, BLOOMSBURG, PA 17815 EXP: 02/17/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



SELENE FINANCE, LP  
vs.  
HENRIE, CATLIN ANN

Case Number  
2025CV1102

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b> Real Estate Sale - Sale Notice	<b>Zone:</b>	107
<b>Manner:</b> Adult in Charge	<b>Expires:</b>	02/17/2026
<b>Notes:</b> SALE DATE & TIME: 02/04/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>		

**Serve To:**

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

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other	
<b>Adult In Charge:</b>	Sue Fies	
<b>Relation:</b>	Secretary	
<b>Date:</b>	11/19/25	<b>Time:</b> 1354
<b>Deputy:</b>	J	<b>Mileage:</b>

**Attorney / Originator:**

<b>Name:</b> RAS CITRON LLC	<b>Phone:</b>
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**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2025CV1102 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 02/17/2026

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025CV1102

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property to public sale at [www.bid4assets.com/ColumbiaPASheriffSales](http://www.bid4assets.com/ColumbiaPASheriffSales).

**WEDNESDAY, FEBRUARY 04, 2026**  
**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 PARCEL, PIECE AND LOT OF LAND SITUATE IN SKYVIEW ACRES, SUBDIVISION TO THE TOWNSHIP OF SCOTT, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, KNOWN AND DESIGNATED AS LOT NO. 101 OF THE SAID PLOT OF LOTS, BOUNDED AND DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY CIRCUMFERENCE OF A 50 FOOT RADIUS CUL-DE-SAC AT THE WESTERLY TERMINUS OF WALNUT STREET, A 50 FOOT WIDE PUBLIC STREET IN SKYVIEW ACRES SUBDIVISION, SAID POINT BEING AT THE NORTHWESTERLY CORNER OF LOT NO. 100; THENCE ALONG THE WESTERLY LINE OF LOT NO. 100, SOUTH 02 DEGREES 13 MINUTES 50 SECONDS WEST, A DISTANCE OF 17233 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TOWNSHIP PUBLIC ROUTE NO. 488, LEADING FROM BLOOMSBURG TO LIGHTSTREET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID TOWNSHIP ROUTE NO. 488, SOUTH 73 DEGREES 45 MINUTES 25 SECONDS WEST, A DISTANCE OF 150.00 FEET TO AN IRON PIN AT THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF ROBERT J. STEWART AND GALE STEWART; THENCE ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF SAID STEWART, NORTH 09 DEGREES 07 MINUTES 35 SECONDS EAST, A DISTANCE OF 201.30 FEET TO AN IRON PIN SITUATE IN THE SOUTHERLY LINE OF LOT NO. 88; THENCE ALONG THE SOUTHERLY LINE OF LOT NO. 88, NORTH 61 DEGREES 34 MINUTES EAST, A DISTANCE OF 87.29 FEET TO A POINT ON THE CIRCUMFERENCE OF THE AFORESAID 50 FOOT RADIUS CUL-DE-SAC AT THE WESTERLY TERMINUS OF WALNUT STREET; THENCE BY THE CIRCUMFERENCE OF THE SAID 50 FOOT RADIUS CUL-DE-SAC IN A SOUTHEASTERLY DIRECTION ON A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA ANGLE OF 59 DEGREES 20 MINUTES 10 SECONDS, A RADIUS OF 50.00 FEET, A TANGENT OF 28.48 FEET FOR AN ARC LENGTH OF 51.78 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF THE AFORESAID LOT NO. 100, AND BEING THE POINT AND PLACE OF BEGINNING. CONTAINING 25,474.56 SQUARE FEET OF LAND. IT BEING LOT NO. 101 OF THE PLOT OF LOTS OF SKYVIEW ACRES SUBDIVISION TO THE TOWNSHIP OF SCOTT AS PREPARED BY T. BRYCE JAMES AND ASSOCIATES DATED JUNE 29, 1977. THE AFOREDESCRIBED PREMISES OF REAL ESTATE BEING UNDER AND SUBJECT TO THE BUILDING AND USE RESTRICTIONS AS SET FORTH AND OF RECORD FOR SKYVIEW ACRES AS WILL BE FOUND MORE FULLY OF RECORD IN COLUMBIA COUNTY MISCELLANEOUS BOOK 55 PAGE 655. TOGETHER WITH A PERMANENT AND PERPETUAL RIGHT-OF-WAY AND EASEMENT OVER AND ALONG A 20 FOOT WIDE SOUTHERLY PORTION OF LOT NO. 88 FOR THE PURPOSE OF EGRESS, INGRESS AND REGRESS TO AND FROM THE ABOVE CAPTIONED LOT NO. 101 TO A CUL-DE-SAC ON THE WESTERLY TERMINUS OF WALNUT STREET. SAID 20 FOOT WIDE EASEMENT ACROSS THE SOUTHERLY PORTION OF LOT NO. 88 TO BE IN COMMON WITH THE OWNER OF LOT NO. 88, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR THE BENEFIT OF THE GRANTEEES HEREIN, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS. THE MAINTENANCE OF THE ACCESS EASEMENT WAY AND ITS IMPROVEMENTS SHALL BE SHARED BY THE PARTIES BASED UPON THE PORTION AND THE USE THEREOF. ALSO TOGETHER WITH FOR THE BENEFIT OF LOT NO. 101, A CERTAIN PERMANENT AND PERPETUAL RIGHT-OF-WAY AND EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS, AND REGRESS TO AND FROM LOT NO. 101 AND A CUL-DE-SAC REPRESENTING THE TERMINUS OF WALNUT STREET DESCRIBED AS FOLLOWS: BEGINNING AT A REBAR (FOUND) ON THE WESTERLY RIGHT-OF-WAY

ON THE CUL-DE-SAC OF WALNUT STREET, COMMON CORNER WITH LOT NO. 88 AND COMMON CORNER WITH LOT NO. 101 IN THE SKYVIEW ACRES DEVELOPMENT; THENCE ALONG SAID LOT NO. 101, SOUTH 61 DEGREES 34 MINUTES WEST, A DISTANCE OF 87.29 FEET TO AN IRON PIN (FOUND) COMMON CORNER WITH LANDS NOW OR FORMERLY OF ROBERT J. AND GALE STEWART; THENCE ALONG LANDS NOW OR FORMERLY OF SAID STEWART AND ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10 DEGREES 14 MINUTES 28 SECONDS, A RADIUS OF 250.00 FEET AND A CHORD OF NORTH 76 DEGREES 11 MINUTES 31 SECONDS WEST, A DISTANCE OF 44.63 FEET TO A POINT; THENCE THROUGH THE AFORESAID LOT NO. 88, NORTH 61 DEGREES 34 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.34 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE AFORESAID CUL-DE-SAD ON WALNUT STREET; THENCE ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 36 DEGREES 52 MINUTES 12 SECONDS, A RADIUS OF 50.00 FEET AND A CHORD OF SOUTH 09 DEGREE 58 MINUTES 55 SECONDS EAST, A DISTANCE OF 31.63 FEET TO A REBAR (FOUND), THE PLACE OF BEGINNING. CONTAINING 3,240 SQUARE FEET; BEING A 30 FOOT EASEMENT ON THE SOUTHERLY SIDE OF LOT NO. 88 IN THE SKYVIEW ACRES DEVELOPMENT SURVEY OF SKYVIEW PER T. BRYCE JAMES AND ASSOCIATES DATED JUNE 29, 1977. THE RIGHT-OF-WAY AND EASEMENT DESCRIBED HEREIN OVERLAPS THE 20 FOOT WIDE RIGHT-OF-WAY AND EASEMENT FIRST CREATED AT COLUMBIA COUNTY RECORD BOOK 320 PAGE 746. TO THE EXTENT THAT THE OWNERS OF THE WITHIN DESCRIBED PREMISES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, USE OF ANY OF THE RIGHT-OF-WAY PREMISES DESCRIBED HEREIN FOR ACCESS PURPOSES, THE OWNERS, THEIR HEIRS SUCCESSORS AND ASSIGNS, SHALL BE LIABLE FOR ONEHALF OF THE SNOW REMOVAL AND MAINTENANCE EXPENSES ATTRIBUTABLE TO THE AREA OCCUPIED BY SAID RIGHT-OF-WAYS, ABOVE RIGHT-OF-WAY OF RECORD IN DEED DATED JULY 26, 1996 AND RECORDED IN COLUMBIA COUNTY RECORD BOOK 632 PAGE 151. PROPERTY ADDRESS: 1299 WALNUT ST, BLOOMSBURG, PA 17815-9509 UNDER AND SUBJECT TO any and all exceptions, restrictions, covenants, easements, rightsof-way, and agreements as heretofore contained in the prior chain of title. BENG KNOWN AS: 1299 WALNUT ST, BLOOMSBURG, PA 17815 PROPERTY ID: 31 0309400000 TITLE TO SAID PREMISES IS VESTED IN CAITLÆN ANN HENRIE, A SINGLE PERSON BY DEED FROM IAN JOSHUA CLARK, A SINGLE PERSON, DATED AUGUST 13, 2021 RECORDED NOVEMBER 3, 2022 AT INSTRUMENT NO. 20220990 PROPERTY ADDRESS: 1299 WALNUT STREET, BLOOMSBURG, PA 17815 UPI / TAX PARCEL NUMBER: 31 0F0 94 000 00

**Seized and taken into execution to be sold as the property of CATLIN ANN HENRIE in suit of SELENE FINANCE, LP.**

**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:**  
RAS CITRON LLC  
MT. LAUREL, NJ

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

**Case Number:** 2025-CV-0001102-MF

**Judgment Amount:** \$196,768.19

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

### Legal Description

**ALL THAT CERTAIN PARCEL, PIECE AND LOT OF LAND SITUATE IN SKYVIEW ACRES, SUBDIVISION TO THE TOWNSHIP OF SCOTT, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, KNOWN AND DESIGNATED AS LOT NO. 101 OF THE SAID PLOT OF LOTS, BOUNDED AND DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY CIRCUMFERENCE OF A 50 FOOT RADIUS CUL-DE-SAC AT THE WESTERLY TERMINUS OF WALNUT STREET, A 50 FOOT WIDE PUBLIC STREET IN SKYVIEW ACRES SUBDIVISION, SAID POINT BEING AT THE NORTHWESTERLY CORNER OF LOT NO. 100; THENCE ALONG THE WESTERLY LINE OF LOT NO. 100, SOUTH 02 DEGREES 13 MINUTES 50 SECONDS WEST, A DISTANCE OF 17233 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TOWNSHIP PUBLIC ROUTE NO. 488, LEADING FROM BLOOMSBURG TO LIGHTSTREET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID TOWNSHIP ROUTE NO. 488, SOUTH 73 DEGREES 45 MINUTES 25 SECONDS WEST, A DISTANCE OF 150.00 FEET TO AN IRON PIN AT THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF ROBERT J. STEWART AND GALE STEWART;**

**THENCE ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF SAID STEWART, NORTH 09 DEGREES 07 MINUTES 35 SECONDS EAST, A DISTANCE OF 201.30 FEET TO AN IRON PIN SITUATE IN THE SOUTHERLY LINE OF LOT NO. 88; THENCE ALONG THE SOUTHERLY LINE OF LOT NO. 88, NORTH 61 DEGREES 34 MINUTES EAST, A DISTANCE OF 87.29 FEET TO A POINT ON THE CIRCUMFERENCE OF THE AFORESAID 50 FOOT RADIUS CUL-DE-SAC AT THE WESTERLY TERMINUS OF WALNUT STREET; THENCE BY THE CIRCUMFERENCE OF THE SAID 50 FOOT RADIUS CUL-DE-SAC IN A SOUTHEASTERLY DIRECTION ON A CURVE TO THE LEFT, SAID CURVE AHVING A DELTA ANGLE OF 59 DEGREES 20 MINUTES 10 SECONDS, A RADIUS OF 50.00 FEET, A TANGENT OF 28.48 FEET FOR AN ARC LENGTH OF 51.78 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF THE AFORESAID LOT NO. 100, AND BEING THE POINT AND PLACE OF BEGINNING. CONTAINING 25,474.56 SQUARE FEET OF LAND. IT BEING LOT NO. 101 OF THE PLOT OF LOTS OF SKYVIEW ACRES SUBDIVISION TO THE TOWNSHIP OF SCOTT AS PREPARED BY T. BRYCE JAMES AND ASSOCIATES DATED JUNE 29, 1977.**

**THE AFOREDESCRIBED PREMISES OF REAL ESATE BEING UNDER AND SUBJECT TO THE BUILDING AND USE RESTRICTIONS AS SET FORTH AND OF RECORD FOR SKYVIEW ACRES AS WILL BE FOUND MORE FULLY OF RECORD IN COLUMBIA COUNTY MISCELLANEOUS BOOK 55 PAGE 655.**

**TOGETHER WITH A PERMANENT AND PERPETUAL RIGHT-OF-WAY AND EASEMENT OVER AND ALONG A 20 FOOT WIDE SOUTHERLY PORTION OF LOT NO. 88 FOR THE PURPOSE OF EGRESS, INGRESS AND REGRESS TO AND FROM THE**

**ABOVE CAPTIONED LOT NO. 101 TO A CUL-DE-SAC ON THE WESTERLY TERMINUS OF WALNUT STREET. SAID 20 FOOT WIDE EASEMENT ACROSS THE SOUTHERLY PORTION OF LOT NO. 88 TO BE IN COMMON WITH THE OWNER OF LOT NO. 88, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR THE BENEFIT OF THE GRANTEEES HEREIN, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS. THE MAINTENANCE OF THE ACCESS EASEMENT WAY AND ITS IMPROVEMENTS SHALL BE SHARED BY THE PARTIES BASED UPON THE PORTION AND THE USE THEREOF.**

**ALSO TOGETHER WITH FOR THE BENEFIT OF LOT NO. 101, A CERTAIN PERMANENT AND PERPETUAL RIGHT-OF-WAY AND EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS, AND REGRESS TO AND FROM LOT NO. 101 AND A CUL-DE-SAC REPRESENTING THE TERMINUS OF WALNUT STREET DESCRIBED AS FOLLOWS: BEGINNING AT A REBAR (FOUND) ON THE WESTERLY RIGHT-OF-WAY ON THE CUL-DE-SAC OF WALNUT STREET, COMMON CORNER WITH LOT NO. 88 AND COMMON CORNER WITH LOT NO. 101 IN THE SKYVIEW ACRES DEVELOPMENT; THENCE ALONG SAID LOT NO. 101, SOUTH 61 DEGREES 34 MINUTES WEST, A DISTANCE OF 87.29 FEET TO AN IRON PIN (FOUND) COMMON CORNER WITH LANDS NOW OR FORMERLY OF ROBERT J. AND GALE STEWART; THENCE ALONG LANDS NOW OR FORMERLY OF SAID STEWART AND ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10 DEGREES 14 MINUTES 28 SECONDS, A RADIUS OF 250.00 FEET AND A CHORD OF NORTH 76 DEGREES 11 MINUTES 31 SECONDS WEST, A DISTANCE OF 44.63 FEET TO A POINT; THENCE THROUGH THE AFORESAID LOT NO. 88, NORTH 61 DEGREES 34 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.34 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE AFORESAID CUL-DE-SAD ON WALNUT STREET;**

**THENCE ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 36 DEGREES 52 MINUTES 12 SECONDS, A RADIUS OF 50.00 FEET AND A CHORD OF SOUTH 09 DEGREE 58 MINUTES 55 SECONDS EAST, A DISTANCE OF 31.63 FEET TO A REBAR (FOUND), THE PLACE OF BEGINNING.**

**CONTAINING 3,240 SQUARE FEET; BEING A 30 FOOT EASEMENT ON THE SOUTHERLY SIDE OF LOT NO. 88 IN THE SKYVIEW ACRES DEVELOPMENT SURVEY OF SKYVIEW PER T. BRYCE JAMES AND ASSOCIATES DATED JUNE 29, 1977. THE RIGHT-OF-WAY AND EASEMENT DESCRIBED HEREIN OVERLAPS THE 20 FOOT WIDE RIGHT-OF-WAY AND EASEMENT FIRST CREATED AT COLUMBIA COUNTY RECORD BOOK 320 PAGE 746. TO THE EXTENT THAT THE OWNERS OF THE WITHIN DESCRIBED PREMISES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, USE OF ANY OF THE RIGHT-OF-WAY PREMISES DESCRIBED HEREIN FOR ACCESS PRUPOSES, THE OWNERS, THEIR HEIRS SUCCESSORS AND ASSIGNS, SHALL BE LIABLE FOR ONEHALF OF THE SNOW REMOVAL AND MAINTENANCE EXPENSES ATTRIBUTABLE TO THE AREA OCCUPIED BY SAID RIGHT-OF-WAYS, ABOVE RIGHT-OF-WAY OF RECORD IN DEED DATED JULY 26, 1996 AND RECCORDED IN COLUMBIA COUNTY RECORD BOOK 632 PAGE 151.**

**PROPERTY ADDRESS: 1299 WALNUT ST, BLOOMSBURG, PA 17815-9509**

**UNDER AND SUBJECT TO any and all exceptions, restrictions, covenants, easements, rights-of-way, and agreements as heretofore contained in the prior chain of title.**

**BEING KNOWN AS: 1299 WALNUT ST, BLOOMSBURG, PA 17815**

**PROPERTY ID: 31 03f09400000**

**TITLE TO SAID PREMISES IS VESTED IN CAITLIN ANN HENRIE, A SINGLE PERSON BY DEED FROM IAN JOSHUA CLARK, A SINGLE PERSON, DATED AUGUST 13, 2021 RECORDED NOVEMBER 3, 2022 AT INSTRUMENT NO. 20220990**

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

*A Florida professional limited liability company*

ATTORNEYS FOR PLAINTIFF

133 GAITHER DRIVE, SUITE F

MT. LAUREL, NJ 08054

855-225-6906

SELENE FINANCE, LP, Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2025-CV-0001102-MF
CAITLIN ANN HENRIE, Defendant	

**AFFIDAVIT PURSUANT TO RULE 3129.1**

SELENE FINANCE, LP, Plaintiff in the above action, by the undersigned attorney, **Robertson, Anschutz, Schneid, Crane & Partners, PLLC** sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **1299 WALNUT ST, BLOOMSBURG, PA 17815**.

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

CAITLIN ANN HENRIE  
1299 WALNUT ST, BLOOMSBURG, PA 17815

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

CAITLIN ANN HENRIE  
1299 WALNUT ST, BLOOMSBURG, PA 17815

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

NONE

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

SELENE FINANCE, LP  
3501 OLYMPUS BOULEVARD, 5TH FLOOR, SUITE 500, DALLAS, TX 75019

MERS, INC, AS NOMINEE FOR ROCKET MORTGAGE, LLC FKA QUICKEN LOANS, LLC  
1901 E VORHEES STREET, SUITE C, DANVILLE, IL 61834

ROCKET MORTGAGE, LLC FKA QUICKEN LOANS, LLC  
1050 WOODWARD AVE, DETROIT, MI 48226

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

NONE

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

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

TENANTS/OCCUPANTS  
1299 WALNUT ST, BLOOMSBURG, PA 17815

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

COLUMBIA COUNTY DOMESTIC RELATIONS SECTION  
11 W. MAIN STREET, BLOOMSBURG, PA 17815

COLUMBIA COUNTY PROBATION DEPARTMENT  
35 W. MAIN STREET, BLOOMSBURG, PA 17815

COLUMBIA COUNTY COURT OF COMMON PLEAS – CRIMINAL DIVISION  
35 WEST MAIN STREET, BLOOMSBURG, PA 17815

COLUMBIA COUNTY COURTHOUSE  
35 WEST MAIN STREET, BLOOMSBURG, PA 17815

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

NONE

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

By: Kevin E. Cordero  
\_\_\_\_ Danielle R. Dreier, Esquire PA ID No. 335063  
\_\_\_\_ Danielle Coleman, Esquire PA ID No. 323583  
\_\_\_\_ Queen Stewart, Esquire PA ID No. 328662  
X Kevin E. Cordero, Esquire PA ID No. 329340  
Attorney for Plaintiff

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
A Florida professional limited liability company  
ATTORNEYS FOR PLAINTIFF  
133 GAITHER DRIVE, SUITE F  
MT. LAUREL, NJ 08054  
855-225-6906

SELENE FINANCE, LP, Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2025-CV-0001102-MF
CAITLIN ANN HENRIE, Defendant	2025-ED-107

**CERTIFICATION**

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

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

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

By: Kevin E. Cordero  
\_\_\_\_ Danielle R. Dreier, Esquire PA ID No. 335063  
\_\_\_\_ Danielle Coleman, Esquire PA ID No. 323583  
\_\_\_\_ Queen N. Stewart, Esquire PA ID No. 328662  
X Kevin E. Cordero, Esquire PA ID No. 329340  
Attorney for Plaintiff

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
*A Florida professional limited liability company*  
ATTORNEYS FOR PLAINTIFF  
133 GAITHER DRIVE, SUITE F  
MT. LAUREL, NJ 08054  
855-225-6906

SELENE FINANCE, LP, Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2025-CV-0001102-MF
CAITLIN ANN HENRIE, Defendant	2025-ED-107

**LAST KNOWN MAILING ADDRESS**

The Defendant's last known address is as follows:

**CAITLIN ANN HENRIE  
1299 WALNUT ST  
BLOOMSBURG, PA 17815**

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

By: Kevin E. Cordero  
\_\_\_\_ Danielle R. Dreier, Esquire PA ID No. 335063  
\_\_\_\_ Danielle Coleman, Esquire PA ID No. 323583  
\_\_\_\_ Queen Stewart, Esquire PA ID No. 328662  
X Kevin E. Cordero, Esquire PA ID No. 329340  
Attorney for Plaintiff

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

*A Florida professional limited liability company*

ATTORNEYS FOR PLAINTIFF

133 GAITHER DRIVE, SUITE F

MT. LAUREL, NJ 08054

855-225-6906

SELENE FINANCE, LP, Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2025-CV-0001102-MF
CAITLIN ANN HENRIE, Defendant	2025-ED-107

**SHORT LEGAL DESCRIPTION**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF SCOTT, COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 1299 WALNUT ST BLOOMSBURG, PA 17815

BEING PARCEL NUMBER: 31 0F09400000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Kevin E. Cordero

\_\_\_\_ Danielle R. Dreier, Esquire PA ID No. 335063

\_\_\_\_ Danielle Coleman, Esquire PA ID No. 323583

\_\_\_\_ Queen Stewart, Esquire PA ID No. 328662

X Kevin E. Cordero, Esquire PA ID No. 329340

Attorney for Plaintiff

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
A Florida professional limited liability company  
ATTORNEYS FOR PLAINTIFF  
133 GAITHER DRIVE, SUITE F  
MT. LAUREL, NJ 08054  
855-225-6906

SELENE FINANCE, LP, Plaintiff	COURT OF COMMON PLEAS OF  COLUMBIA COUNTY
v.	NO.: 2025-CV-0001102-MF
CAITLIN ANN HENRIE, Defendant	2025-ED-107

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

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

Date: 11/12/2025

By: Kevin E. Cordero  
\_\_\_\_ Danielle R. Dreier, Esquire PA ID No. 335063  
\_\_\_\_ Danielle Coleman, Esquire PA ID No. 323583  
\_\_\_\_ Queen N. Stewart, Esquire PA ID No. 328662  
X Kevin E. Cordero, Esquire PA ID No. 329340  
Attorney for Plaintiff

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

SELENE FINANCE, LP, Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2025-CV-0001102-MF
CAITLIN ANN HENRIE, Defendant	2025-ED-107

**AFFIDAVIT OF NON-MILITARY SERVICE**

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

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

Date: 11/12/2025

By: Kevin E. Cordero  
\_\_\_\_\_  
Danielle R. Dreier, Esquire PA ID No. 335063  
\_\_\_\_\_  
Danielle Coleman, Esquire PA ID No. 323583  
\_\_\_\_\_  
Queen N. Stewart, Esquire PA ID No. 328662  
X Kevin E. Cordero, Esquire PA ID No. 329340  
Attorney for Plaintiff



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

**LAW OFFICES**

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State of Florida*

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

Phone: 855-225-6906

Fax: 866-381-9549

www.raslegalgroup.com

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

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

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

Re: SELENE FINANCE, LP

v.

CAITLIN ANN HENRIE

Columbia County Docket No. 2025-CV-0001102-MF

Dear Sir or Madam:

Enclosed please find the Writ of Execution and Notice of Sale for the above captioned matter and a check made payable to Sheriff of Columbia County for the required service fee.

**INSTRUCTIONS FOR SERVICE:**

Please be informed that our office will using an outside servicer to serve the defendant with the enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the proof of service. **PLEASE ONLY POST THE HANDBILL.**

Thank you for your assistance in this matter.

Sincerely,

Morgan Wolfson  
Paralegal  
mowolfson@raslg.com

---

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



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

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

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

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

Re: SELENE FINANCE, LP  
v.  
CAITLIN ANN HENRIE  
Columbia County Docket No. 2025-CV-0001102-MF

Dear Sir or Madam:

Enclosed please find the Praecipe for Writ of Execution for the above captioned matter. Please file the same and return a time-stamped copy to our office in the self-addressed stamped envelope. I have also enclosed a check to cover the filing fee as well.

Please forward the Writ of Execution package and check made payable to the Sheriff's Office for service of the Notice of Sale.

Thank you for your assistance in this matter.

Sincerely,

Morgan Wolfson  
Paralegal  
mowolfson@raslg.com

---

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

**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  
 (Bureau of Compliance)  
 Dept # 281230  
 Harrisburg, PA 17128-1230



9590 9402 9501 5069 5787 62

9589 0710 5270 2971 1887 60

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 NOV 22 2025

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

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Restricted Delivery (over \$500)

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:

Small Business Administration  
 660 American Ave #301  
 King Of Prussia, PA 19406



9590 9402 9501 5069 5787 93

2. Article Number (Transfer from service label)

9589 0710 5270 2971 1887 91

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 11-24

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

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

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:

Rocket Mortgage LLC  
 1050 Woodward Ave  
 Detroit, MI 48226



9590 9402 9501 5069 5790 97

2. Article Number (Transfer from service label)

9589 0710 5270 2971 1888 14

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

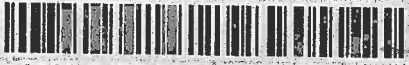
**COMPLETE THIS SECTION ON DELIVERY**


A. Signature  Agent  
 Addressee


B. Received by (Printed Name) C. Date of Delivery  
 NOV 25 2025

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

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature</p> <p><input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p><b>U.S. Treasury Department</b>  <b>600 Arch Street</b>  <b>Room 3259</b>  <b>Philadelphia, PA 19106</b></p>  <p>9590 9402 9501 5069 5787 55</p>	<p>B. Received by (Printed Name)</p> <p><i>[Signature]</i></p>	<p>C. Date of Delivery</p> <p>11/24/15</p>
	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 2971 1887 77</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p> <p style="text-align: right;">Domestic Return Receipt</p>		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature</p> <p><input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p><b>MERS</b>  <b>1901 E. Vorhees St</b>  <b>Suite C</b>  <b>Danville, IL 61834</b></p>  <p>9590 9402 9501 5069 5791 03</p>	<p>B. Received by (Printed Name)</p> <p><i>[Signature]</i></p>	<p>C. Date of Delivery</p>
	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 2971 1888 21</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p> <p style="text-align: right;">Domestic Return Receipt</p>		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature</p> <p><input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p><b>Office of F.A.I.R</b>  <b>P.O. BOX 8016</b>  <b>HARRISBURG, PA 17105</b></p>  <p>9590 9402 9501 5069 5787 86</p>	<p>B. Received by (Printed Name)</p> <p><b>BEN BEAVER</b></p>	<p>C. Date of Delivery</p> <p>NOV 22 2025</p>
	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 2971 1AA7</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p> <p style="text-align: right;">Domestic Return Receipt</p>		

**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:**

COMMONWEALTH OF PA  
DEPARTMENT OF PUBLIC WELFARE  
P.O. BOX 2675  
HARRISBURG, PA 17105



9590 9402 9501 5069 5788 54

**2. Article Number (Transfer from service label)**

9589 0710 5270 2971 1888 07

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *Benjamin*  Agent  
 Addressee

B. Receiver **BEN BEAVER** C. Date of Delivery  
**NOV 22 2025**

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

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



RAS CITRON, LLC

A subsidiary of Robertson, Anschutz, Schneider, Crane & Partners, PLLC  
PA Cost Advance Account  
130 Clinton Road, Suite 202 Fairfield, NJ 07004

Date 11/12/2025

860614  
63-8413/2570

\*\*\*\*\*Two thousand and 00/100 USD\*\*\*\*\*

\*\*\*2,000.00\*\*

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

Bloomsburg PA 17815

JPMorgan Chase Bank, N.A.  
Miami, FL

Memo 25-329416\*\*Sheriff Sale D/2025-CV-0001102-MFLN#\*\*22865/HENRIE, CAITLI

AUTHORIZED SIGNATURE

⑈860614⑈ ⑆25708413⑆ 250179707⑈

Security features. Details on back.