STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025

May 12, 2026

VIA email
Sheriff's Office of Columbia
35 West Main Street
Bloomsburg, PA 17815

RE: Wells Fargo Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1 v. Faye E. Garrison

C.C.P. Columbia COUNTY NO. 2025-CV-787

Premises: 165 Mountain Rd, Catawissa, PA 17820-7851

Dear Sir or Madam:

Kindly STAY the sheriff's sale scheduled for May 20, 2026 for the above referenced Premises. No consideration has been received in this matter.

Thank you.

Very truly yours,

Legal Assistant
STERN & EISENBERG, PC

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
THE UNKNOWN HEIRS OF FAYE E. G

Case Number
2025CV787

PROPERTY ADDRESS
165 MOUNTAIN ROAD, CATAWISSA, PA 17820

REAL ESTATE SALE REQUEST LEDGER

DATE	*CATEGORY*	*MEMO*	*CHK #*	*DEBIT*	*CREDIT*
12/03/2025	Advance Fee	Advance Fee	55868	$0.00	$2,000.00
12/03/2025	Advertising Sale (Newspaper)			$15.00	$0.00
12/03/2025	Advertising Sale Bills & Copies			$17.50	$0.00
12/03/2025	Crying Sale			$10.00	$0.00
12/03/2025	Docketing			$15.00	$0.00
12/03/2025	Levy			$15.00	$0.00
12/03/2025	Mailing Costs			$36.00	$0.00
12/03/2025	Posting Handbill			$15.00	$0.00
12/03/2025	Press Enterprise Inc.			$1,579.10	$0.00
12/03/2025	Sheriff Automation Fund			$50.00	$0.00
12/03/2025	Web Posting			$100.00	$0.00
01/27/2026	Service			$45.00	$0.00
01/27/2026	Service Mileage			$9.90	$0.00
01/27/2026	Copies			$7.50	$0.00
01/27/2026	Notary Fee			$10.00	$0.00
01/27/2026	Tax Claim Search			$15.00	$0.00
01/27/2026	Surcharge			$40.00	$0.00
02/04/2026	Continued or Cancelled Sale	Postponed to: 4/22/2026		$10.00	$0.00
04/13/2026	Continued or Cancelled Sale	Postponed to: 5/20/2026		$10.00	$0.00
				$2,000.00	**$2,000.00**

TOTAL BALANCE: $0.00

(c) CountySuite Sheriff, Teleosoft, Inc.

Postponed to May 20, 2026

1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

LAW OFFICES
Stern & Eisenberg, PC
www.sterneisenberg.com

April 13, 2026

VIA TELECOPY TO: (570) 389-5625
Sheriff's Office of Columbia
35 West Main Street
Bloomsburg, PA 17815

RE: Wells Fargo Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1 v. Jennafay E. Keen A/K/A Jeannafay Tacker, solely in her capacity as Executrix to the Estate of Faye E. Garrison, now deceased and The Unknown Heirs of Faye E. Garrison
Docket No. 2025-CV-787

Premises: 165 Mountain Rd, Catawissa, PA 17820-7851

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for April 22, 2026 to May 20, 2026 for the above referenced Premises.

Thank you for your consideration.

Very truly yours,
Paul Boccuti, Team Lead
STERN & EISENBERG, PC

McCalla Raymer Leibert Pierce, LLP
By: Dylan Chess, Esquire
PA Attorney ID No. 330479
485F Route 1 South, Suite 300
Iselin, NJ 08830-3072
Telephone: (445) 207-4041
Fax: (732) 902-5398
Email: Dylan.Chess@mccalla.com

Attorneys for Plaintiff

PNC Bank, National Association Plaintiff, v. Faye E. Garrison Defendant(s).	COURT OF COMMON PLEAS OF COLUMBIA COUNTY NO. 2025-CV-774 2025-ED-101 CIVIL ACTION - MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Faye E. Garrison
165 Mountain Road
Catawissa, PA 17820

PLEASE TAKE NOTICE that the real estate located at 165 Mountain Road, Catawissa, PA 17820, owned by Faye E. Garrison, is scheduled to be sold at the Columbia County Sheriff's Sale on **January 14, 2026 at 9:00am** located at online https://www.bid4assets.com/ColumbiaPASheriffSales to enforce the court judgment of $11,990.23, plus fees, costs and other charges obtained by PNC Bank, National Association against you.

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

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

1. The sale will be cancelled if you pay to PNC Bank, National Association the reinstatement amount, if applicable, or the amount of the judgment plus interest, late charges, all amounts due under the terms of the loan documents, and all costs and reasonable attorneys' fees due. To find out how much you must pay, please call McCalla Raymer Leibert Pierce, LLP at (445) 207-4041.

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.

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: 51789

GARRISON FAYE E
165 MOUNTAIN RD
CATAWISSA PA 17820

District: CATAWISSA TWP
Deed: 20040 - 4857
Location: 165 MOUNTAIN RD
Parcel Id: 09 -05 -007-00,000

Assessment: 27,682
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:_____

Law Office of Tullio DeLuca

4113 Birney Avenue, Suite 2
Moosic, PA 18507

Tullio DeLuca, Esquire
E-Mail: Tullio.DeLuca@verizon.net

Telephone: (570) 347-7764
Facsimile: (570) 347-7763

February 3, 2026

Via Fax No. 570-389-5625 and First Class Mail

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

In Re: Wells Fargo Bank, NA as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates Series 2004-OPT1 vs Jennafay E. Keen, a/k/a Jennafay Tacker, heir of the Estate of Faye E. Garrison, deceased, et al
No. 2025-CV-787
Sheriff Sale: February 4, 2026

Thomas and Jeannafay Tacker
Chapter 13, Case No. 5-26-00329
Date Filed: February 3, 2026

Dear Sir/Madam:

Please be advised that I have been retained to represent Thomas and Jeannafay Tacker's interest in the above-referenced Chapter 13 Bankruptcy proceeding filed with the United States Bankruptcy Court for the Middle District of Pennsylvania on February 3, 2026. A copy of the Notice of Bankruptcy Case Filing is enclosed for your records. Jeannafay Keen has an interest in the property, as she is an heir to the Estate of Faye E. Garrison. A copy of the Last Will and Testament for Faye E. Garrison is enclosed. I kindly request that you cease further collection efforts on the above matter. Specifically, I request that you remove the matter from the sheriff sale list for February 4, 2026.

If you have any questions, please feel free to contact me at my office. Thank you.

Very truly yours,

Tullio DeLuca, Esquire

TD/lm
Enclosure
cc: Thomas and Jeannafay Tacker

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 02/03/2026 at 1:41 PM and filed on 02/03/2026.

Thomas M Tacker
165 Mountain Rd
Catawissa, PA 17820
SSN / ITIN: xxx-xx-7649
aka **Thomas Michael Tacker**
aka **Thomas Tacker**

Jeannafay E Tacker
165 Mountain Rd
Catawissa, PA 17820
SSN / ITIN: xxx-xx-1519
aka **Jeannafay Tacker**
aka **Jeannafay E Keen**

The case was filed by the debtor's attorney:

Tullio DeLuca
Tullio DeLuca, Esquire
4113 Birney Ave.
Suite 2
Moosic, PA 18507
570 347-7764

The case was assigned case number 5:26-bk-00329.

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			
02/03/2026 13:57:22			
PACER Login:	deluca66	**Client Code:**	
Description:	Notice of Filing	**Search Criteria:**	5:26-bk-00329
Billable Pages:	1	**Cost:**	0.10

LAST WILL AND TESTAMENT

I, **FAYE E. GARRISON**, of 165 Mountain Road, Catawissa, Columbia County, Pennsylvania, do hereby make my Last Will and Testament.

ARTICLE 1. I revoke all Wills and Codicils previously made by me.

ARTICLE 2. I direct that all of my debts and funeral expenses be paid from my estate.

ARTICLE 3. I direct payment of any and all inheritance and estate taxes, together with any interest and penalties, due on property passing under this Will as if an expense of administration. I direct that all such taxes due on property passing outside of this Will shall be paid by my estate.

ARTICLE 4: I have prepared a Memorandum of Specific Bequests dated and signed by me which accompanies this Will and which I may change from time to time with regard to disposition of my tangible personal property listed therein, and I direct that the same shall be distributed in accordance with such Memorandum of Specific Bequests.

ARTICLE 5: It is my stated intention that my real estate, located at 165 Mountain Road, Catawissa, be given to my granddaughter, **JENNAFAY E. KEEN,** pursuant to Article 6 below. However, I am currently residing on the property with my friend, **WILLIAM H. JOHNSON, JR.** By this Article, I am directing that William H. Johnson, Jr., be given a life estate in my real estate, and that he shall have the right to

1 Faye E Garrison
Faye E. Garrison

Presented First-Class Mail

reside on the property until such time as he voluntarily leaves the premises, is unable to reside there for health reasons, remarries, or cohabitates with another. William H. Johnson, Jr., shall be responsible for the real estate taxes during such time as he resides on the property pursuant to the life estate created by this Article, unless Jeannafay E. Keen also resides at the real estate. I direct that Jeannafay E. Keen be responsible for the real estate taxes should she reside at the real estate with William H. Johnson, Jr.

ARTICLE 6: I give, devise and bequeath all my property not effectively disposed of by the foregoing articles of this, my Last Will and Testament, my "residuary estate," to my granddaughter, **JEANNAFAY E. KEEN**, should she survive me. In the event that Jeannafay E. Keen does not survive me but she leaves surviving issues, then I direct that my residuary estate shall pass to Jeannafay E. Keen's descendants per stirpes.

ARTICLE 7: I appoint my granddaughter, **JEANNAFAY E. KEEN**, Executrix of this, my Will. In the event that my granddaughter Jeannafay E. Keen shall not survive me or is unable to serve as Executrix, I appoint my sister, **BARBARA VALENCIK** of Catawissa as the Substitute Executrix of this, my Will.

ARTICLE 8: No bond shall be required of my Executrix or Substitute Executrix for their faithful performance of their duties in this or any other jurisdiction.

2 Faye E. Garrison
Faye E. Garrison

Presorted First-Class Mail

IN WITNESS WHEREOF, I have signed this Last Will and Testament, consisting of three (3) pages and attached affidavit, at its end and at the bottom of the previous page on the 19th day of October in the year Two Thousand Ten (2010), at 31 East Main Street, Bloomsburg, Pennsylvania.

Faye E. Garrison
FAYE E. GARRISON

In our presence, **FAYE E. GARRISON**, signed this and declared it to be her Will, and now at her request, in her presence, and in the presence of each other, we sign as witnesses.

Carol L. Quick (Illegible)

 Faye E. Garrison
Faye E. Garrison

EHLTD-0409

Presorted First-Class Mail

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF COLUMBIA } ss.
}

I, **FAYE E. GARRISON**, having been duly qualified according to law, acknowledge that I signed the foregoing instrument as my Will, and that I signed it as my free and voluntary act for the purposes therein expressed.

Faye E Garrison
FAYE E. GARRISON

We, Carol L Quick, and Maren Mansfield, having been duly qualified according to law, depose and say that we were present and saw **Faye E. Garrison** sign the foregoing instrument as her Will; that she signed it as her free and voluntary act for the purposes therein expressed; that each of us in her sight and hearing and at her request signed the Will as witnesses; and that, to the best of our knowledge, she was at that time eighteen (18) years of age or more, of sound mind and under no constraint or undue influence.

Carol L Quick Maren Mansfield

Subscribed, sworn to or affirmed, and acknowledged before me by the testatrix, **Faye E. Garrison**, and witnesses, whose names appear above, on the 19th day of October in the year Two Thousand Ten (2010).

NOTARIAL SEAL
DAVID H. TRATHEN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES JAN. 24, 2013

David H. Trathen
Notary Public

Postponed to April 22, 2026

1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

LAW OFFICES
Stern & Eisenberg, PC
www.sterneisenberg.com

February 4, 2026

VIA TELECOPY TO: (570) 389-5625
Sheriff's Office of Columbia
35 West Main Street
Bloomsburg, PA 17815

RE: Wells Fargo Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1 v. Jennafay E. Keen A/K/A Jeannafay Tacker, solely in her capacity as Executrix to the Estate of Faye E. Garrison, now deceased and The Unknown Heirs of Faye E. Garrison
Docket No. 2025-CV-787

Premises: 165 Mountain Rd, Catawissa, PA 17820-7851

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for February 4, 2026, 2026 to April 22, 2026 for the above referenced Premises.

Thank you for your consideration.

Very truly yours,
Paul Boccuti, Team Lead
STERN & EISENBERG, PC

Law Office of Tullio DeLuca

4113 Birney Avenue, Suite 2
Moosic, PA 18507

Tullio DeLuca, Esquire
E-Mail: Tullio.DeLuca@verizon.net

Telephone: (570) 347-7764
Facsimile: (570) 347-7763

February 3, 2026

Via Fax No. 570-389-5625 and First Class Mail

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

In Re: Wells Fargo Bank, NA as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates Series 2004-OPT1 vs Jennafay E. Keen, a/k/a Jennafay Tacker, heir of the Estate of Faye E. Garrison, deceased, et al
No. 2025-CV-787
Sheriff Sale: February 4, 2026

Thomas and Jeannafay Tacker
Chapter 13, Case No. 5-26-00329
Date Filed: February 3, 2026

Dear Sir/Madam:

Please be advised that I have been retained to represent Thomas and Jeannafay Tacker's interest in the above-referenced Chapter 13 Bankruptcy proceeding filed with the United States Bankruptcy Court for the Middle District of Pennsylvania on February 3, 2026. A copy of the Notice of Bankruptcy Case Filing is enclosed for your records. Jeannafay Keen has an interest in the property, as she is an heir to the Estate of Faye E. Garrison. A copy of the Last Will and Testament for Faye E. Garrison is enclosed. I kindly request that you cease further collection efforts on the above matter. Specifically, I request that you remove the matter from the sheriff sale list for February 4, 2026.

If you have any questions, please feel free to contact me at my office. Thank you.

Very truly yours,

Tullio DeLuca, Esquire

TD/lm
Enclosure
cc: Thomas and Jeannafay Tacker

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 02/03/2026 at 1:41 PM and filed on 02/03/2026.

Thomas M Tacker
165 Mountain Rd
Catawissa, PA 17820
SSN / ITIN: xxx-xx-7649
aka **Thomas Michael Tacker**
aka **Thomas Tacker**

Jeannafay E Tacker
165 Mountain Rd
Catawissa, PA 17820
SSN / ITIN: xxx-xx-1519
aka **Jeannafay Tacker**
aka **Jeannafay E Keen**

The case was filed by the debtor's attorney:

Tullio DeLuca
Tullio DeLuca, Esquire
4113 Birney Ave.
Suite 2
Moosic, PA 18507
570 347-7764

The case was assigned case number 5:26-bk-00329.

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			
02/03/2026 13:57:22			
PACER Login:	deluca66	**Client Code:**	
Description:	Notice of Filing	**Search Criteria:**	5:26-bk-00329
Billable Pages:	1	**Cost:**	0.10

LAST WILL AND TESTAMENT

I, FAYE E. GARRISON, of 165 Mountain Road, Catawissa, Columbia County, Pennsylvania, do hereby make my Last Will and Testament.

ARTICLE 1: I revoke all Wills and Codicils previously made by me.

ARTICLE 2: I direct that all of my debts and funeral expenses be paid from my estate.

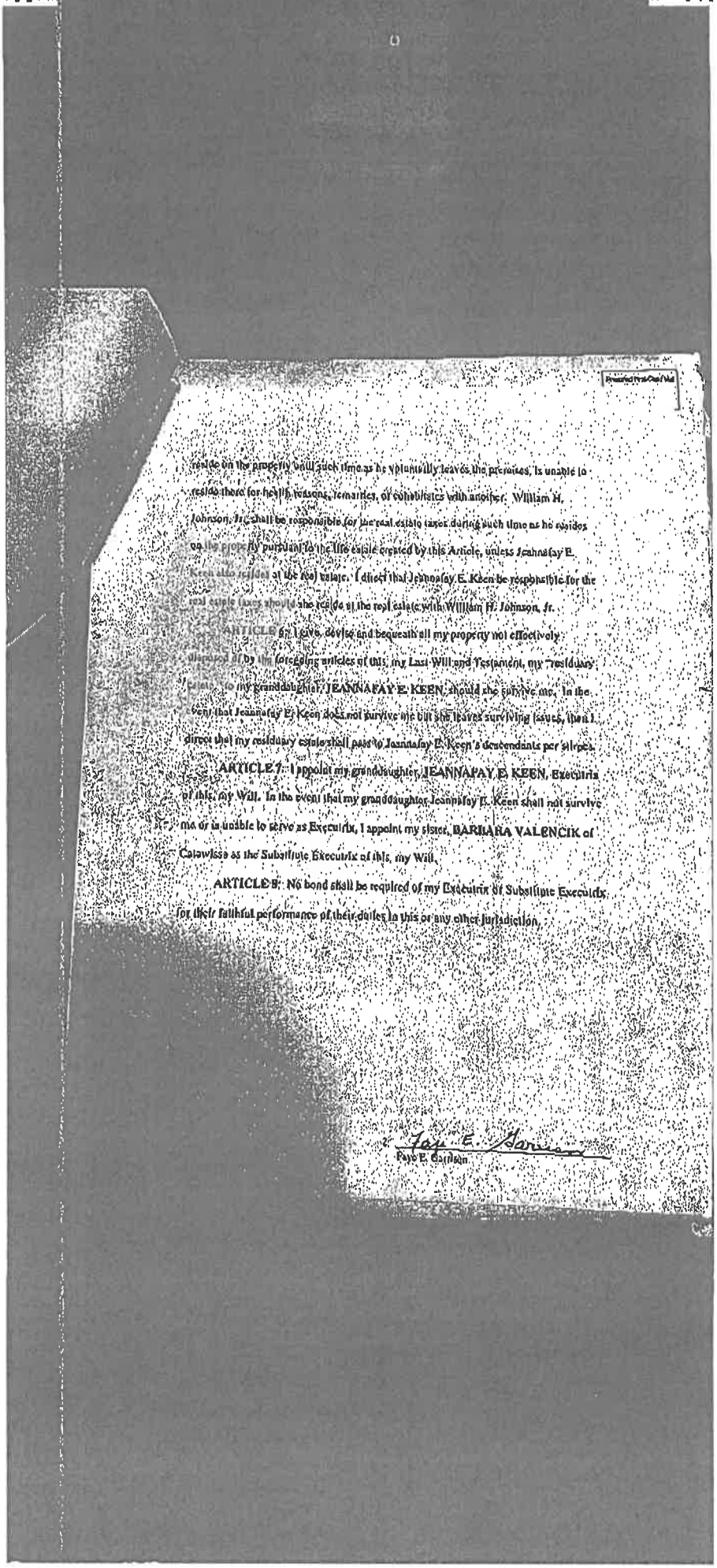
ARTICLE 3: I direct payment of any and all inheritance and estate taxes, together with any interest and penalties, due on property passing under this Will as an expense of administration. I direct that all such taxes due on property passing outside of this Will shall be paid by my estate.

ARTICLE 4: I have prepared a Memorandum of Specific Bequests dated and signed by me which accompanies this Will and which I may change from time to time with regard to disposition of my tangible personal property listed therein, and I direct that the same shall be distributed in accordance with such Memorandum of Specific Bequests.

ARTICLE 5: It is my stated intention that my real estate, located at 165 Mountain Road, Catawissa, be given to my granddaughter, JENNAKAY E. KEEN, as set forth in Article 6 below. However, I am currently residing on the property with my friend, WILLIAM H. JOHNSON, JR. By this Article, I am directing that William H. Johnson, Jr. shall have a life estate in my real estate, and that he shall have the right to

Faye E. Garrison

Faye E. Garrison



resides on the property until such time as he voluntarily leaves the premises, is unable to reside there for health reasons, remarries, or cohabitates with another. William H. Johnson, Jr. shall be responsible for the real estate taxes during such time as he resides on the property pursuant to the life estate created by this Article, unless Jeannafay E. Keen also resides at the real estate. I direct that Jeannafay E. Keen be responsible for the real estate taxes should she reside at the real estate with William H. Johnson, Jr.

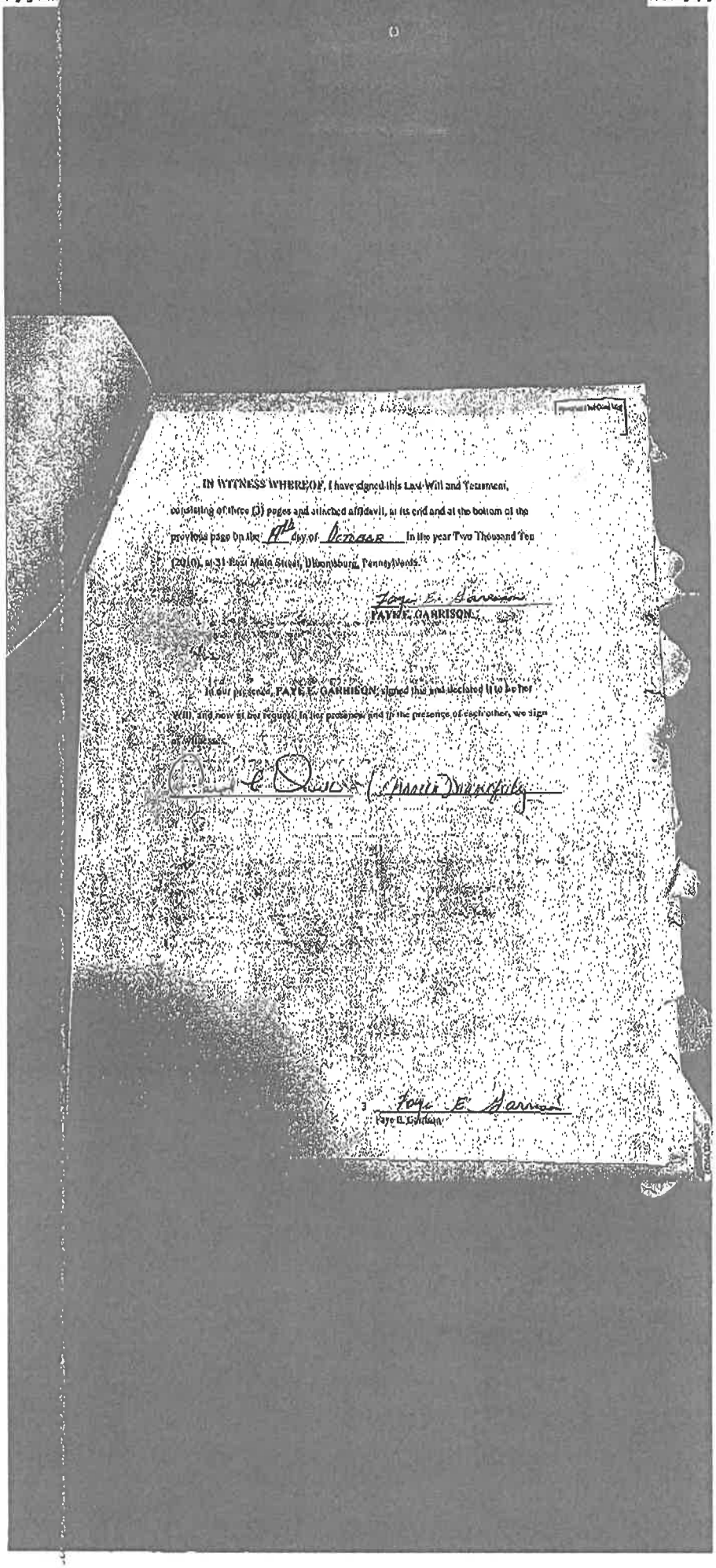
ARTICLE 6: I give, devise and bequeath all my property not effectively disposed of by the foregoing articles of this, my Last Will and Testament, my residuary estate to my granddaughter, JEANNAFAY E. KEEN, should she survive me. In the event that Jeannafay E. Keen does not survive me but she leaves surviving issue, then I direct that my residuary estate shall pass to Jeannafay E. Keen's descendants per stirpes.

ARTICLE 7: I appoint my granddaughter, JEANNAFAY E. KEEN, Executrix of this, my Will. In the event that my granddaughter Jeannafay E. Keen shall not survive me or is unable to serve as Executrix, I appoint my sister, BARBARA VALENCIK of Calawissa as the Substitute Executrix of this, my Will.

ARTICLE 8: No bond shall be required of my Executrix or Substitute Executrix for their faithful performance of their duties in this or any other jurisdiction.

Faye E. Darnell

Faye E. Darnell



IN WITNESS WHEREOF, I have signed this Last Will and Testament, consisting of three (3) pages and attached affidavit, at its end and at the bottom of the previous page on the 4th day of October in the year Two Thousand Ten (2010), at 31 East Main Street, Bloomsburg, Pennsylvania.

Faye E. Garrison
FAYE E. GARRISON

In our presence, FAYE E. GARRISON, signed this and declared it to be her Will, and now at her request, in her presence and in the presence of each other, we sign as witnesses.

[illegible]

Faye E. Garrison
Faye E. Garrison

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF COLUMBIA } ss:

I, FAYE E. GARRISON, having been duly qualified according to law, acknowledge that I signed the foregoing instrument as my Will, and that I signed it as my free and voluntary act for the purposes therein expressed.

Faye E. Garrison
FAYE E. GARRISON

We, Carol L. Quick and Marcia Marshesky having been duly qualified according to law, depose and say that we were present and saw Faye E. Garrison sign the foregoing instrument as her Will; that she signed it as her free and voluntary act for the purposes therein expressed; that each of us in her sight and hearing and at her request signed the Will as witnesses; and that, to the best of our knowledge, she was at that time eighteen (18) years of age or more, of sound mind and under no constraint or undue influence.

Carol L. Quick
Marcia Marshesky

Subscribed, sworn to or affirmed, and acknowledged before me by the testatrix, Faye E. Garrison, and witnesses, whose names appear above, on the 10th day of January in the year Two Thousand Ten (2010).

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DAVID W. TOOTHEN, NOTARY PUBLIC
COLUMBIA COUNTY
MY COMMISSION EXPIRES JUNE 24, 2013

David W. Toothen
Notary Public

Wednesday, January 28, 2026

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: Garrison Sale CV787
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 20 26.

Shawn H. Stair (Shawn H. Stair)

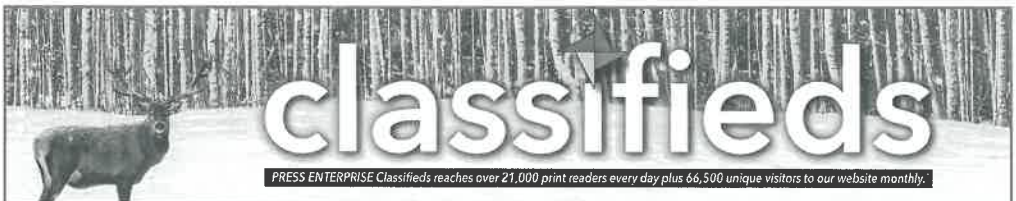
(Notary Public)

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.

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

3994
379780



MISSED PAPER?
Call our Circulation Team at
570-784-2121, option 1 by 10am
*Based on 2.1 readers per household based on avg. from Mediaray 2023

PLACING CLASSIFIED ADS
• email: classifieds@pressenterprise.net
• online: pressenterpriseonline.com
• Call Mon.-Fri. 9:00am-4:30pm **570-784-6151**
3pm Deadline for Next Day Publication

MONDAY MARKETPLACE ADS
IT'S FREE to advertise your merchandise that's UNDER $100!
Must Submit Online: pressenterpriseonline.com
(DEADLINE is Thursday 12 Noon for the following Monday)
1. click CLASSIFIEDS • 2. click PLACE AN AD • 3. fill in your info
Some restrictions apply. No phone or drop-off submissions accepted.

DRIVE-THRU HOURS:
8:00am - 3:00pm
Our Drop-Off Box at the Drive-Thru is available 24/7
For the safety of the public and our employees our lobby will be closed until further notice. Thank you for your understanding in this matter.

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/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 CULDE-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-OFWAY 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 GRANTEES HEREIN, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS. THE MAINTENANCE OF THE ACCESS EASMENT 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 OG 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 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 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, 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 CAITLYN ANN HENRIE, A SINGLE PERSON BY DEED FROM IAN JOSHUA CLARK, A SINGLE PERSON, DATED AUGUST 13, 2021 RECORDED NOVEMBER 3, 2022 AT NSTRUMENT 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

Check Out Our Online Classifieds at
www.pressenterpriseonline.com

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/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 those certain parcels or tract of land situate in Catawissa Township, Columbia County, Pennsylvania, bounded and as follows, to-wit:
TRACT. NO. 1: at a stone in the center of the public road leading from Catawissa to Mainville and in line of land now or formerly of Oscar Leighow; thence by land now or formerly of Oscar Leighow, north 16 3/40 West, 16.2 perches to a stone corner of land now owned by Charles Breech; thence by the same, north 16 3/40 West, 13.6 perches to a stone near the railroad; along the said railroad, south 53 3/40 west, 12.2 perches to the middle of the said public road; thence up along said road, south 630 east, 37.2 perches to the place of beginning. CONTAINING 1 acre and 4 perches.
TRACT NO. 2: BEGINNING at a stone in line of land now or formerly of W.H. Roberts; thence by lands formerly of the Estate of Solomen Helwig south 690 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, 16.7 perches to a stone in line of land now or formerly of W. H. Roberts; thence by said line, south 21 0 east, 18.9 perches to the place of beginning CONTAINING 1 acre and 98 perches.

UPON which arc erected a frame dwelling house, barn and buildings.
Parcel NO: 09-05-007-00,000
Property Address: 165 Mountain Rd, Catawissa, PA 17820-7851
BEING the same premises which Donald A. Garrison and Faye E Garrison by Deed dated April 8, 2004 and recorded in the Office of Recorder of Deeds of Columbia County on May 6, 2004 at Instrument# 200404857 granted and conveyed unto Faye E. Garrison. Faye E Garrison having departed this life on October 11, 2024

PROPERTY ADDRESS: 165 MOUNTAIN ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 09 05-007-00,000

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF FAYE E. GARRISON, JENNAFAY E. KEEN, EXECUTRIX TO ESTATE OF FAYE E. GARRISON (DECEASED) in suit of WELLS FARGO BANK, N.A.

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:
STERN & EISENBERG, PC
WARRINGTON, PA 1-215-572-8111

TIMOTHY CHAMBERLAIN,
Sheriff
COLUMBIA COUNTY,
PENNSYLVANIA

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV236

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/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 piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and describe as follows, to wit:

Beginning at the corner of Lot No. 8 in Duval Dickson's Second Plot of Lots on road leading to Foundryville, said road being known and designated as Summerhill Avenue; thence Northerly along said road a distance of Ninety-nine (99) feet to corner of Lot No. I I; thence Eastwardly a distance of One Hundred Fifty (150) feet to a fifteen (15) foot alley; thence Southwardly along said alley a distance of Ninety Nine (99) feet to the corner of Lot No. 8, and thence Westwardly a distance of One Hundred Fifty (150) feet to the place of beginning.

Parcel No.: 04A02 13100000

Being the same property conveyed to Terence Michael Williams who acquired title by virtue of a deed from Janice E. Fink, widow, dated April 12, 2019, recorded May 2, 2019, as Instrument Number 201903169, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 232 Summerhill Avenue, Berwick, PA 18603

PROPERTY ADDRESS: 232 SUMMERHILL AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A02 13100000

Seized and taken into execution to be sold as the property of SHANNON R. CHERKO, SHANNON R. CHERKO in suit of MIDFIRST 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:
THE MANLEY LAW FIRM
COLUMBUS, OH

TIMOTHY CHAMBERLAIN,
Sheriff
COLUMBIA COUNTY,
PENNSYLVANIA

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/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 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:

BEGINNNG 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, forty-nine and one-half 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 BEGNNING.

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 acquired title by virtue of a deed from Robert C. Bower, III, widower, dated March 3, 2017, recorded March 16, 2017, as Instrument Number 20170208?, 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 & CHARLES EARLY, ESTATE OF CHARLES R. THALLER, JUNE EARLY, ESTATE OF CHARLES R. THALLER, CHARLES EARLY, ESTATE OF CHARLES R. THALLER, UNKNOWN HEIRS ESTATE OF CHARLES R. THALLER, ESTATE OF CHARLES R. THALLER in suit of THE NORTHUMBERLAND 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:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 1-614-220-5611

TIMOTHY CHAMBERLAIN,
Sheriff
COLUMBIA COUNTY,
PENNSYLVANIA

$ 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 $7.00
Industrial Roll Off Service
Monday-Friday 8am-4pm
Sat. 8-Noon
570-759-2579
Rt. 11 Berwick

Public Notices

INVITATION TO BID

REQUEST FOR PROPOSALS - STMP CONSULTANT SERVICES

The Town of Bloomsburg is soliciting proposals from qualified professional consulting firms to provide services for the Strategic Management Planning Program (STMP), including a Financial Condition Review, Management Audit, and Multi-Year Capital and Technology Plan. Proposals are due by 12:00 p.m. on February 13, 2026. Selection will be based on qualifications, experience, and approach.

Full RFP details and submission instructions are available at www.bloomsburgpa.org under latest news.

MEETING NOTICE

Notice is hereby given that Board of Supervisors of Liberty Township, Montour County, PA will hold their regular monthly meetings on the Second Monday of the month during 2026 beginning at 7:30 pm. starting with February meeting at the Liberty Township Municipal building 19 Stump Road Danville, Pa. 17821.

Linda Llewellyn
Liberty Twp. Secretary

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 29, 2026 at 2:00 p.m.

If you need an accommodation due to a disability and want to attend the meeting, please contact the Chief Executive Officer's office, 50 Kirkbride Drive, Danville, Pennsylvania, 17821-9103, telephone 570-271-4510, at least 24 hours in advance so arrangements can be made.

Attorney Services

BANKRUPTCY
Chapter 7 - 13
Local Attorney & Service
TANRIBILIR LAW, P.C.
570-752-6200
tanribilirlaw@verizon.net

Free For Free

FREE: Alaskan Malamute Male, 4 yrs. Shots/wormed. Great w/people & female dogs. Not good w/small animals. 570-541-0894

FREE: Guinea pig with cage. 570-336-4746

Selling Anything?
Call 570-784-6151

Personals

ST. JUDE'S PRAYER

To be said when problems arise or when one seems to be deprived of all visible help, or for cases almost despaired of.
Most holy apostle, St. Jude, faithful servant and friend of Jesus, the Church honors and invokes you universally, as the patron of hopeless cases, of things almost despaired of. Pray for me, I am so helpless and alone. Make use I implore you, of that particular privilege accorded to you, to bring visible and speedy help where help is almost despaired of.
Come to my assistance in this great need that I may receive the consolation and help of heaven in all my necessities, tribulations, and sufferings, and that I may praise God with you and all the elect forever.
I promise, O blessed St. Jude, to be ever mindful of this great favor, to always honor you and my special and powerful patron, and to gratefully encourage devotion to you.
Amen.

Jobs

General

CDL DRIVER
CDL Class A Pump Driver. Fully insured, paid holidays Call 570-437-2101 ext 4 or go to Adamssewer.com to careers to fill out application.
Adams Sewer & Drain, LLC

AUCTION CALENDAR

PUBLIC AUCTION THURSDAY, JAN. 29th @ 6:00PM
1003 3rd St., Nescopeck 18635
Snack Food 5:40pm
Antiques, Silver Coins, Collectibles, Depression Glass
Hit, New Product, Tool, Toys, and MUCH MORE
Pics @ www.auctionzip.com ID 52813
CATAWISSA ONLINE AUCTION #2
To view and bid go to:
bdauctionserviceonline@hibid.com
Ron Berger Auctioneer AU5813
Call or text 610-573-1874

SHERIFF'S SALE COST SHEET

25-787

_____ VS. _____

NO._____ED NO._____JD DATE/TIME OF SALE_____

DOCKET/RETURN	$15.00	
SERVICE PER DEF.	$ 225.00	
LEVY (PER PARCEL	$15.00	
MAILING COSTS	$ 36.00	
ADVERTISING SALE BILLS & COPIES	$17.50	
ADVERTISING SALE (NEWSPAPER)	$15.00	
MILEAGE	$ 12.00	
POSTING HANDBILL	$15.00	
CRYING/ADJOURN SALE	$10.00	
SHERIFF'S DEED	$35.00	
TRANSFER TAX FORM	$25.00	
DISTRIBUTION FORM	$25.00	
COPIES	$ 7.50	
NOTARY	$ 10.00	
TOTAL **********		$ 463.00
WEB POSTING	$150.00	
PRESS ENTERPRISE INC.	$ 1579.10	
SOLICITOR'S SERVICES	$150.00	
TOTAL **********		$ 1879.10
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)		$ 40.00
MISC._____	$_____	
_____	$_____	
TOTAL **********		$ -0-
TOTAL COSTS (OPENING BID)		$ 2493.85

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

WELLS FARGO BANK, N.A. vs. THE UNKNOWN HEIRS OF FAYE E. GARRISON (et al.)	**Case Number** 2025CV787

SHERIFF'S RETURN OF SERVICE

12/27/2025 11:24 AM - 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 165 MOUNTAIN ROAD, CATAWISSA, PA 17820.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain

December 29, 2025

TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARY

Affirmed and subscribed to before me this

29TH day of DECEMBER, 2025

Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

WELLS FARGO BANK, N.A. vs. THE UNKNOWN HEIRS OF FAYE E. GARRISON (et al.)	**Case Number** 2025CV787

SHERIFF'S RETURN OF SERVICE

12/11/2025 03:48 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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: JENNAFAY E KEEN, EXECUTRIX TO ESTATE OF FAYE E. GARRISON (DECEASED) AT 165 MOUNTAIN ROAD, CATAWISSA, PA 17820.

KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

December 26, 2025

TIMOTHY T. CHAMBERLAIN, SHERIFF

Commonwealth of Pennsylvania - Notary Seal
Sarah Jane Klingaman - Notary Public
Columbia County
My Commission Expires March 23, 2026
Commission Number 1075245

NOTARY

Affirmed and subscribed to before me this

26TH day of DECEMBER, 2025

Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
THE UNKNOWN HEIRS OF FAYE E. GARRISON (et al.)

Case Number
2025CV787

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill			**Zone:**	
Manner:	< Not Specified >	**Expires:**	03/01/2026	**Warrant:**	
Notes:	SALE DATE & TIME: 02/04/2026 AT 9:00 AM SHERIFF'S SALE BILL				

Serve To:

Name:	(POSTING)
Primary Address:	165 MOUNTAIN ROAD CATAWISSA, PA 17820
Phone:	**DOB:**
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	12-22-25	**Time:**	11:24
Deputy:	3	**Mileage:**	

Attorney / Originator:

Name:	STERN & EISENBERG, PC	**Phone:**	1-215-572-8111

Service Attempts:

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

Service Attempt Notes:

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

(POSTING) 2025CV787 165 MOUNTAIN ROAD, CATAWISSA, PA 17820 EXP: 03/01/2026

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
THE UNKNOWN HEIRS OF FAYE E. GARRISON (et al.)

Case Number
2025CV787

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 109

Manner: Adult in Charge **Expires:** 03/01/2026 **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: JENNAFAY E KEEN, EXECUTRIX TO ESTAT

Primary Address: 165 MOUNTAIN ROAD
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: JENNA FAY KEEN

Relation: OWNER / GRANDDAUGHTER

Date: 12/11/25 **Time:** 1548

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: STERN & EISENBERG, PC **Phone:** 1-215-572-8111

Service Attempts:

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

Service Attempt Notes:

1.
2.
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4.
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6.

KEEN, EXECUTRIX TO EST. 2025CV787 165 MOUNTAIN ROAD, CATAWISSA, PA 17820 EXP: 03/01/2026

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
THE UNKNOWN HEIRS OF FAYE E. GARRISON (et al.)

Case Number
2025CV787

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 109

Manner: Adult in Charge **Expires:** 03/01/2026 **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: 165 MOUNTAIN ROAD
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: JENNIFER KEEL

Relation: OWNER / GRANDDAUGHTER

Date: 12/11/25 **Time:** 1548

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: STERN & EISENBERG, PC **Phone:** 1-215-572-8111

Service Attempts:

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

Service Attempt Notes:

1.
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4.
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6.

OCCUPANT
2025CV787
165 MOUNTAIN ROAD, CATAWISSA, PA 17820
EXP: 03/01/2026

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
THE UNKNOWN HEIRS OF FAYE E. GARRISON (et al.)

Case Number
2025CV787

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 109

Manner: Adult in Charge **Expires:** 03/01/2026 **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: CATAWISSA BOROUGH

Primary Address: 307 MAIN STREET ~~OPEN 11:00 TO 2:00 P.M~~
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: (Personally) Adult In Charge · Posted · Other

Adult In Charge: Connie Cole

Relation: Borough Secretary

Date: 12/9/25 **Time:** 1500

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: STERN & EISENBERG, PC **Phone:** 1-215-572-8111

Service Attempts:

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

Service Attempt Notes:

1.
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CATAWISSA BOROUGH 2025CV787 07 MAIN STREET, OPEN 11:00 TO 2:00 P.M, CATAWISSA EXP: 03/01/2026

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
THE UNKNOWN HEIRS OF FAYE E. GARRISON (et al.)

Case Number
2025CV787

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 109

Manner: Adult in Charge **Expires:** 03/01/2026 **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 HOUSING AUTHORIT

Primary Address: 700 SAWMILL ROAD
BLOOMSBURG, PA 17815 Bad

Phone: **DOB:**

Alternate Address: 160 W. 6th St.
Bloomsburg Pa

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Aliyah Potter

Relation: Reception

Date: 12/9/25 **Time:** 11:24

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: STERN & EISENBERG, PC **Phone:** 1-215-572-8111

Service Attempts:

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

Service Attempt Notes:

1.
2.
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4.
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COLUMBIA COUNTY HOUS 2025CV787 700 SAWMILL ROAD, BLOOMSBURG, PA 17815 EXP: 03/01/2026

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
THE UNKNOWN HEIRS OF FAYE E. GARRISON (et al.)

Case Number
2025CV787

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice
Zone: 109
Manner: Adult in Charge
Expires: 03/01/2026
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: Domestic Relations Office of Columbia Cou
Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Julie Klinger
Relation: Office Manager
Date: 12/10/25
Time: 1000
Deputy: #15
Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC
Phone: 1-215-572-8111

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2025CV787 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 03/01/2026

(c) CountySuite Sheriff, Teleosoft, Inc.

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 12/03/2025

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

Ad ID:	**379780**
Description:	**Garrison Sale**
Run Dates:	**01/14/2026 - 01/28/2026**
Class:	**0002**
Orig User:	**sshotwel**
Words:	**739**
Lines:	**83**
Agate Lines:	**222**
Depth:	**9.22**
Blind Box:	

Total Ad Cost **$1,579.10**

Amount Paid **$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	01/14/2026	01/28/2026	3	1,579.10

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
THE UNKNOWN HEIRS OF FAYE E. GARRISON (et al.)

Case Number
2025CV787

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice			**Zone:**	109
Manner:	< Not Specified >	**Expires:**	03/01/2026	**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 Director		
Date:	12/8/25	**Time:**	14:52
Deputy:	5	**Mileage:**	

Attorney / Originator:

Name:	STERN & EISENBERG, PC	**Phone:**	1-215-572-8111

Service Attempts:

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

Service Attempt Notes:

1.
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3.
4.
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6.

COLUMBIA COUNTY TAX C 2025CV787 PO BOX 380, BLOOMSBURG, PA 17815 EXP: 03/01/2026

(c) CountySuite Sheriff, Teleosoft, Inc.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1 Plaintiff v. Jennafay E. Keen A/K/A Jeannafay Tacker, solely in her capacity as Executrix to the Estate of Faye E. Garrison, now deceased Defendant(s)	2025-ED-109 Civil Action No. 2025-CV-787

Premises: 165 Mountain Rd, Catawissa, PA 17820-7851
UPI/Parcel No.: 09 05-007-00,000

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Filed:

Steven P. Kelly, Esquire (308573)
Attorney for Plaintiff

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

2025 - ED - 109

Wells Fargo Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1 Plaintiff v. Jennafay E. Keen A/K/A Jeannafay Tacker, solely in her capacity as Executrix to the Estate of Faye E. Garrison, now deceased Defendant(s)	Civil Action No. : 2025-CV-787 WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA :
: **S.S.** :
COUNTY OF COLUMBIA :

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:

165 Mountain Rd, Catawissa, PA 17820-7851 (see full legal description attached)

Judgment Amount $95,463.28
Interest from October 30, 2025 at the Per Diem rate of $4.81 until Judgment is paid in full ..... $_____
Total ..... $_____ plus costs

Dated: 11/26/2025
(SEAL)

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

By: David Adams
Deputy

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

No. 2025-CV-787

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1
Plaintiff

v.

Jennafay E. Keen A/K/A Jeannafay Tacker, solely in her capacity as Executrix to the Estate of Faye E. Garrison, now deceased
Defendant(s)

Premises: 165 Mountain Rd, Catawissa, PA 17820-7851
UPI/Parcel No.: 09 05-007-00,000

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Prothy Paid	$	_____
Writ, Ret. & Sat.	$	_____
Total Cost:	$	_____

_____
Steven P. Kelly, Esquire (308573)
Attorney for Plaintiff

ALL those certain parcels or tract of land situate in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at a stone in the center of the public road leading from Catawissa to Mainville and in line of land now or formerly of Oscar Leighow; thence by land now or formerly of Oscar Leighow, north 16 3/4° West, 16.2 perches to a stone corner of land now owned by Charles Breech; thence by the same, north 16 3/4° West, 13.6 perches to a stone near the railroad; thence along the said railroad, south 53 3/4° west, 12.2 perches to the middle of the said public road; thence up along said road, south 63° east, 37.2 perches to the place of beginning. CONTAINING 1 acre and 4 perches.

TRACT NO. 2: BEGINNING at a stone in line of land now or formerly of W.H. Roberts; thence by lands formerly of the Estate of Solomen Helwig, south 69° west, 16 perches to a stone; thence by the same north 21° west, 13.6 perches to a stone; thence north 51 1/2° east, 16.7 perches to a stone in line of land now or formerly of W. H. Roberts; thence by said line, south 21° east, 18.9 perches to the place of beginning. CONTAINING 1 acre and 98 perches.

UPON which are erected a frame dwelling house, barn and buildings.

Parcel NO: 09-05-007

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

Parcel No. 09 05-007-00,000

BEING the same premises which Donald A. Garrison and Faye E. Garrison by Deed dated April 8, 2004 and recorded in the Office of Recorder of Deeds of Columbia County on May 6, 2004 at Instrument# 200404857 granted and conveyed unto Faye E. Garrison.

Faye E. Garrison having departed this life on October 11, 2024.

PRAECIPE FOR WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

FILED PROTH COLUMBIA CO PA
NOV 26 2025

Wells Fargo Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1 Plaintiff v. Jennafay E. Keen A/K/A Jeannafay Tacker, solely in her capacity as Executrix to the Estate of Faye E. Garrison, now deceased Defendant(s)	Civil Action No. : 2025-CV-787 2025-ED-109 PRAECIPE FOR WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Judgment Amount	$95,463.28
Interest from October 30, 2025 at the Per Diem rate of $4.81 until Judgment is paid in full	$_____
Total	$_____plus costs

Steven P. Kelly, Esquire (308573)
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1 Plaintiff v. Jennafay E. Keen A/K/A Jeannafay Tacker, solely in her capacity as Executrix to the Estate of Faye E. Garrison, now deceased Defendant(s)	Civil Action No. 2025-CV-787

Premises: 165 Mountain Rd, Catawissa, PA 17820-7851
UPI/Parcel No.: 09 05-007-00,000

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Filed:

Steven P. Kelly, Esquire (308573)
Attorney for Plaintiff

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1 Plaintiff v. Jennafay E. Keen A/K/A Jeannafay Tacker, solely in her capacity as Executrix to the Estate of Faye E. Garrison, now deceased Defendant(s)	Civil Action No. : 2025-CV-787 2025 - ED - 109 WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA :
: **S.S.** :
COUNTY OF COLUMBIA :

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:

165 Mountain Rd, Catawissa, PA 17820-7851 (see full legal description attached)

Judgment Amount..... $95,463.28

Interest from October 30, 2025 at the Per Diem rate of $4.81 until Judgment is paid in full..... $_____

Total ..... $_____ plus costs

Dated: 11/20/2025
(SEAL)

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

By: David Adams
Deputy

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

No. 2025-CV-787

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1
Plaintiff

v.

Jennafay E. Keen A/K/A Jeannafay Tacker, solely in her capacity as Executrix to the Estate of Faye E. Garrison, now deceased
Defendant(s)

Premises: 165 Mountain Rd, Catawissa, PA 17820-7851
UPI/Parcel No.: 09 05-007-00,000

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Prothy Paid	$	_____
Writ, Ret. & Sat.	$	_____
Total Cost:	$	_____

_____
Steven P. Kelly, Esquire (308573)
Attorney for Plaintiff

ALL those certain parcels or tract of land situate in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at a stone in the center of the public road leading from Catawissa to Mainville and in line of land now or formerly of Oscar Leighow; thence by land now or formerly of Oscar Leighow, north 16 3/4° West, 16.2 perches to a stone corner of land now owned by Charles Breech; thence by the same, north 16 3/4° West, 13.6 perches to a stone near the railroad; thence along the said railroad, south 53 3/4° west, 12.2 perches to the middle of the said public road; thence up along said road, south 63° east, 37.2 perches to the place of beginning. CONTAINING 1 acre and 4 perches.

TRACT NO. 2: BEGINNING at a stone in line of land now or formerly of W.H. Roberts; thence by lands formerly of the Estate of Solomen Helwig, south 69° west, 16 perches to a stone; thence by the same north 21° west, 13.6 perches to a stone; thence north 51 1/2° east, 16.7 perches to a stone in line of land now or formerly of W. H. Roberts; thence by said line, south 21° east, 18.9 perches to the place of beginning. CONTAINING 1 acre and 98 perches.

UPON which are erected a frame dwelling house, barn and buildings.

Parcel NO: 09-05-007

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

Parcel No. 09 05-007-00,000

BEING the same premises which Donald A. Garrison and Faye E. Garrison by Deed dated April 8, 2004 and recorded in the Office of Recorder of Deeds of Columbia County on May 6, 2004 at Instrument# 200404857 granted and conveyed unto Faye E. Garrison.

Faye E. Garrison having departed this life on October 11, 2024.

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 to public sale at 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 those certain parcels or tract of land situate in Catawissa Township, Columbia County, Pennsylvania, bounded and as follows, to-wit:
TRACT. NO, 1: at a stone in the center of the public road leading from Catawissa to Mainville and in line of land now or formerly of Oscar Leighow; thence by land now or formerly of Oscar Leighow, north 16 3/40 West, 16.2 perches to a stone corner of land now owned by Charles Breech; thence by the same, north 16 3/40 West, 13.6 perches to a stone near the railroad; along the said railroad, south 53 3/40 west, 12.2 perches to the middle of the said public road; thence up along said road, south 630 east, 37.2 perches to the place of beginning. CONTAINING 1 acre and 4 perches.
TRACT NO. 2: BEGINNING at a stone in line of land now or formerly of W.H. Roberts; thence by lands formerly of the Estate of Solomen Helwig south 690 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, 16.7 perches to a stone in line of land now or formerly of W, H. Roberts: thence by said line, south 21 0 east, 18.9 perches to the place of beginning. CONTAINING 1 acre and 98 perches.

UPON which arc erected a frame dwelling house, barn and buildings.
Parcel NO: 09-05-007-00,000
Property Address: 165 Mountain Rd, Catawissa, PA 17820-7851
BEING the same premises which Donald A. Garrison and Faye E. Garrison by Deed dated April 8, 2004 and recorded in the Office of Recorder of Deeds of Columbia County on May 6, 2004 at Instrument# 200404857 granted and conveyed unto Faye E. Garrison.
Faye E. Garrison having departed this life on October 11, 2024

PROPERTY ADDRESS: 165 MOUNTAIN ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 09 05-007-00,000

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF FAYE E. GARRISON, JENNAFAY E KEEN, EXECUTRIX TO ESTATE OF FAYE E. GARRISON (DECEASED) in suit of WELLS FARGO BANK, N.A..

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 failts 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 agiainst 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 conneciton 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:
STERN & EISENBERG, PC
WARRINGTON, PA 1-215-572-8111

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Wells Fargo Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1 Plaintiff v. Jennafay E. Keen A/K/A Jeannafay Tacker, solely in her capacity as Executrix to the Estate of Faye E. Garrison, now deceased Defendant	Civil Action No. : 2025-CV-787 2025 - ED - 109 MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, set forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **165 Mountain Rd, Catawissa, PA 17820-7851:**

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

   Jennafay E. Keen A/K/A Jeannafay Tacker, solely in her capacity as Executrix to the Estate of Faye E. Garrison, now deceased
   165 Mountain Rd
   Catawissa, PA 17820-7851

2. Name and address of Defendant in the judgment:

   Jennafay E. Keen A/K/A Jeannafay Tacker, solely in her capacity as Executrix to the Estate of Faye E. Garrison, now deceased
   165 Mountain Rd
   Catawissa, PA 17820-7851

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

   N/A

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

PNC Bank
2730 Liberty Avenue
Pittsburg, PA 15222

Columbia County Housing Corporation
700 Sawmill Road, Suite 101
Bloomsburg, PA 17815

Luther D. Breech and Erma Breech
2050 PLEASANT STREAM RD
TROUT RUN, PA 17771

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

Columbia County Housing Corporation
700 Sawmill Road
Suite 101
Bloomsburg, PA 17815

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

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

Commonwealth of Pennsylvania
Inheritance Tax Division
Department 280601
Harrisburg, PA 17128

PA Department of Revenue
P.O. Box 280601
Harrisburg, PA 17128

Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
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:

Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280601
Harrisburg, PA 17128-0502

Tenant(s)/Occupant(s)
165 Mountain Rd
Catawissa, PA 17820-7851

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

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. Section 4904 relating to unsworn falsification to authorities.

STERN & EISENBERG, PC

By: _____
Steven P. Kelly, Esq.
Attorney for Plaintiff

ALL those certain parcels or tract of land situate in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at a stone in the center of the public road leading from Catawissa to Mainville and in line of land now or formerly of Oscar Leighow; thence by land now or formerly of Oscar Leighow, north 16 3/4° West, 16.2 perches to a stone corner of land now owned by Charles Breech; thence by the same, north 16 3/4° West, 13.6 perches to a stone near the railroad; thence along the said railroad, south 53 3/4° west, 12.2 perches to the middle of the said public road; thence up along said road, south 63° east, 37.2 perches to the place of beginning. CONTAINING 1 acre and 4 perches.

TRACT NO. 2: BEGINNING at a stone in line of land now or formerly of W.H. Roberts; thence by lands formerly of the Estate of Solomen Helwig, south 69° west, 16 perches to a stone; thence by the same north 21° west, 13.6 perches to a stone; thence north 51 1/2° east, 16.7 perches to a stone in line of land now or formerly of W. H. Roberts; thence by said line, south 21° east, 18.9 perches to the place of beginning. CONTAINING 1 acre and 98 perches.

UPON which are erected a frame dwelling house, barn and buildings.

Parcel NO: 09-05-007

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

Parcel No. 09 05-007-00,000

BEING the same premises which Donald A. Garrison and Faye E. Garrison by Deed dated April 8, 2004 and recorded in the Office of Recorder of Deeds of Columbia County on May 6, 2004 at Instrument# 200404857 granted and conveyed unto Faye E. Garrison.

Faye E. Garrison having departed this life on October 11, 2024.

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Wells Fargo Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-OPTI Plaintiff: Jennafay E. Keen A/K/A Jeannafay Tacker, solelyin her capacity as Executrix to the Estate of Faye E. Garrison, now deceased Defendant	Civil Action No. : 2025-CV-787 MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Jennafay E. Keen A/K/A Jeannafay Tacker, solely in her capacity as Executrix to the Estate of Faye E. Garrison, now deceased 165 Mountain Rd
Catawissa, PA 17820-7851

Your real estate at 165 Mountain Rd, Catawissa, PA 17820-7851 is scheduled to be sold at the Columbia County Sheriffs Sale 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 **www.bid4assets.com/ColumbiaPASheriffSales** on**: FEBRUARY 4TH 2026 at 9:00 A.M**.to enforce the court judgment of $95,463.28 obtained by Wells Fargo Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset Backed Certificates, Series 2004-OPTI against you ._To prevent this Sheriffs Sale you must take immediate action: The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.

1. 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 Stern & Eisenberg, PC, at telephone number (215) 572-8111.

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 Stern & Eisenberg, PC, at telephone number (215) 572-8111.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. 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 date of filing of said schedule. You should check with the Sheriff's Office by calling **(570) 389-5622** to determine the actual date of filing of said schedule.

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

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

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

REAL ESTATE OUTLINE

ED # 109125

DATE RECEIVED 11-26-2025
DOCKET AND INDEX 2025 CV 787

CHECK FOR PROPER INFO.

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

CK# 55868

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

SALE DATE Feb 4, 26 TIME 9:00
POSTING DATE
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 14
2ND WEEK Jan. 21
3RD WEEK Jan. 28

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: December 5th 2025

Re: Sheriffs Sale Advertising Dates

Wells Fargo Bank, National Association
VS.
Jennafay E. Keen A/K/A Jennafay Tacker as Executrix to the Estate of Faye E. Garrison, now deceased

No. 787 of 2025 J.D. and No. 109 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week	JANUARY 14TH 2025
2nd Week	JANUARY 21ST 2025
3rd Week	JANUARY 28TH 2025

SALE DATE: **FEBRUARY 4TH 2026 @ 9:00 a.m**

I will expose the following described property at public sale at 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

ALL those certain parcels or tract of land situate in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at a stone in the center of the public road leading from Catawissa to Mainville and in line of land now or formerly of Oscar Leighow; thence by land now or formerly of Oscar Leighow, north 16 3/4° West, 16.2 perches to a stone corner of land now owned by Charles Breech; thence by the same, north 16 3/4° West, 13.6 perches to a stone near the railroad; thence along the said railroad, south 53 3/4° west, 12.2 perches to the middle of the said public road; thence up along said road, south 63° east, 37.2 perches to the place of beginning. CONTAINING 1 acre and 4 perches.

TRACT NO. 2: BEGINNING at a stone in line of land now or formerly of W.H. Roberts; thence by lands formerly of the Estate of Solomen Helwig, south 69° west, 16 perches to a stone; thence by the same north 21° west, 13.6 perches to a stone; thence north 51 1/2° east, 16.7 perches to a stone in line of land now or formerly of W. H. Roberts; thence by said line, south 21° east, 18.9 perches to the place of beginning. CONTAINING 1 acre and 98 perches.

UPON which are erected a frame dwelling house, barn and buildings.

Parcel NO: 09-05-007

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

Parcel No. 09 05-007-00,000

BEING the same premises which Donald A. Garrison and Faye E. Garrison by Deed dated April 8, 2004 and recorded in the Office of Recorder of Deeds of Columbia County on May 6, 2004 at Instrument# 200404857 granted and conveyed unto Faye E. Garrison.

Faye E. Garrison having departed this life on October 11, 2024.

1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

LAW OFFICES
Stern & Eisenberg, PC
www.sterneisenberg.com

November 24, 2025

RE: Wells Fargo Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1 v. Jennafay E. Keen A/K/A Jeannafay Tacker, solely in her capacity as Executrix to the Estate of Faye E. Garrison, now deceased
C.C.P. COLUMBIA CO. NO. 2025-CV-787

Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Berwick, PA 18603

Please serve the Defendant with Notice of Sheriff's Sale at the following address:

Jennafay E. Keen A/K/A Jeannafay Tacker, solely in her capacity as Executrix to the Estate of Faye E. Garrison, now deceased
165 Mountain Rd
Catawissa, PA 17820-7851

Please forward an affidavit of service once completed.

Very truly yours,

Stern & Eisenberg, PC

JM/GG
Enclosures

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Wells Fargo Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1 Plaintiff v. Jennafay E. Keen A/K/A Jeannafay Tacker, solely in her capacity as Executrix to the Estate of Faye E. Garrison, now deceased Defendant	Civil Action No. : 2025-CV-787 2025-ED-109 MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :
: **S.S.** :
COUNTY OF BUCKS :

I, the undersigned, being duly sworn according to law, deposes and says, to the best of his knowledge, information and belief, Defendants':

1. Last-known address is; 165 Mountain Rd, Catawissa, PA 17820-7851
2. Is over the age of twenty-one; and
3. Is not now nor has been within the last three hundred sixty-six days in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.

STERN & EISENBERG, PC

By: _____
Steven P. Kelly, Esquire (308573)
Attorney for Plaintiff

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-1519
Birth Date:
Last Name: TACKER
First Name: JEANNAFAY
Middle Name:
Status As Of: Nov-25-2025
Certificate ID: PRHRX7FCDVT5DBF

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

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

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

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

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-1519
Birth Date:
Last Name: KEEN
First Name: JENNAFAY
Middle Name: E
Status As Of: Nov-25-2025
Certificate ID: 9SZ5DQ495P9R273

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

Left Active Duty Within 367 Days of Active Duty Status Date			
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The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
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Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-1519
Birth Date:
Last Name: KEEN
First Name: JENNAFAY
Middle Name:
Status As Of: Nov-25-2025
Certificate ID: 1TFRHPR8Q0XRMRY

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
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Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-9688
Birth Date:
Last Name: GARRISON
First Name: FAYE
Middle Name: E
Status As Of: Nov-25-2025
Certificate ID: 4ND91WTWQZGRDVF

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-9688
Birth Date:
Last Name: GARRISON
First Name: FAYE
Middle Name:
Status As Of: Nov-25-2025
Certificate ID: GJ838Z51S2XVTP3

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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Order Notification Start Date	Order Notification End Date	Status	Service Component
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First Name: JEANNAFAY
Middle Name:
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Middle Name:
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Pursuant to Servicemembers Civil Relief Act

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Status As Of: Nov-25-2025
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FOR COLUMBIA COUNTY

Wells Fargo Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1 Plaintiff v. Jennafay E. Keen A/K/A Jeannafay Tacker, solely in her capacity as Executrix to the Estate of Faye E. Garrison, now deceased Defendant(s)	Civil Action No. : 2025-CV-787 2025-ED-109 MORTAGE FORECLOSURE

WAIVER OF WATCHMAN

Any Deputy Sheriff leaving upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of leave or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Attorney for Plaintiff

Now this 24 day of November, 2025, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Attorney for Plaintiff

1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

LAW OFFICES
Stern & Eisenberg, PC
www.sterneisenberg.com

November 24, 2025

RE: Wells Fargo Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1
v. Jennafay E. Keen A/K/A Jeannafay Tacker, solely in her capacity as Executrix to the Estate of Faye E. Garrison, now deceased and The Unknown Heirs of Faye E. Garrison
C.C.P. COLUMBIA CO. NO. 2025-CV-787

Prothonotary's Office
Columbia County Courthouse
P.O. Box 380
Berwick, PA 18603

Dear Sir or Madam:
I represent the plaintiff in the above matter and I am enclosing herewith the following:

Praecipe for Writ of Execution
Writ of Execution
Affidavit Of Non-Military Service
Notice of Sale to Defendant
3129.1 Affidavit in duplicate
Abstract, in duplicate
Certificate to the Sheriff
Certification to the Sheriff
Check to the Sheriff for $2,000.00
Check to Prothonotary $50.00 (issue writ)

Feb Sale Date

Please have the Prothy enter judgment, file the 3129.1 Affidavit and issue the Writ. Thereafter, the Writ should be transmitted it to the Sheriff together with remaining papers and check in the amount of $2,000.00. Ask the Sheriff to schedule the sale for the next available listing and thereafter, advise.

Very truly yours,

Stern & Eisenberg, PC

JM/GG
Enclosures

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 5783 11

2. Article Number (Transfer from service label)
9589 0710 5270 1849 1004 91

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery DEC 0 8 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
☐ Mail Restricted Delivery (over $500)

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

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SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Office of F.A.I.R
P.O. BOX 8016
HARRISBURG, PA 17105

9590 9402 9501 5069 5782 98

2. Article Number (Transfer from service label)
9589 0710 5270 2971 1900 08

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) BEN BEAVER C. Date of Delivery DEC 0 8 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
☐ Mail Restricted Delivery (over $500)

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

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PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

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:

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

9590 9402 9501 5069 5783 28

2. Article Number (Transfer from service label)
9589 0710 5270 1849 1004 84

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [signature] C. Date of Delivery 12/8/25

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
☐ Mail Restricted Delivery (over $500)

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PA Dept. of Revenue
(Bureau of Compliance)
Dept # 281230
Harrisburg, PA 17128-123

9590 9402 9501 5069 5783 35

2. 9589 0710 5270 1849 1004 77

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Emma RAD ☒ Agent ☐ Addressee

B. Received by (Printed Name) Emma RAD C. Date of Delivery DEC 0 8 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

(over $500)

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 9501 5069 5783 04

2. Article Number (Transfer from service label) 9589 0710 5270 2971 1899 96

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 12-10

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

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

NMR

1777 $\$$ 7 8 4 3 5 8 5 8 0

BC: 17815038080 *1519-10177-05-39

RETURN TO SENDER
NO MAIL RECEPTACLE
UNABLE TO FORWARD

NIXIE 171 DE 1 0012/10/25

Luther D. and Erma Breech
4050 Pleasant Stream Road
Trout Run, PA 17771

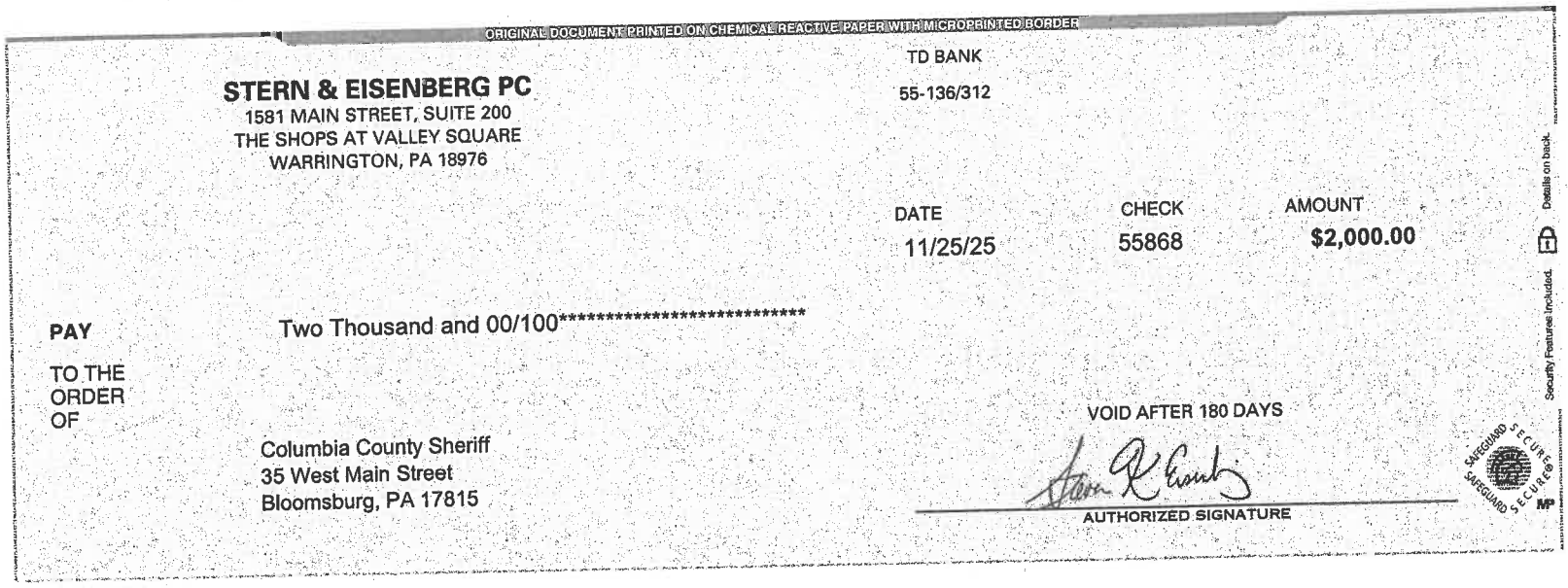
NMR

. CHAMBERLAIN
SHERIFF

bia County
se - P.O. Box 380
urg, PA 17815

9589 0710 5270 1849 1004 60

ZIP 17815 $ 010.44$
02 4W
0000379331DEC. 04. 2025



ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

STERN & EISENBERG PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

TD BANK
55-136/312

DATE	CHECK	AMOUNT
11/25/25	55868	$2,000.00

Details on back.
Security Features Included.

PAY Two Thousand and 00/100**********

TO THE ORDER OF

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE

SAFEGUARD SECURE

⑈55868⑈ ⑆031201360⑆ 4347633459⑈