

SHERIFF'S SALE

Distribution Sheet

Carrington Mortgage Services vs. Jason Di'Virgilio
 NO. 805-2024 JD DATE OF SALE: July 16, 2025
 NO. 2-2025 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) July 16, 2025 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Malatesta Development for the price or sum of \$ 97,000.00 Dollars. Malatesta Development being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$	<u>97,000.00</u>	
Poundage		<u>1,940.00</u>	
Transfer Taxes		<u>2,808.62</u>	
Total Needed to Purchase	\$		<u>97,000.00</u>
Amount Paid Down			
Balance Needed to Purchase			<u>97,000.00</u>

EXPENSES:

Columbia County Sheriff - Costs	\$	<u>515.50</u>	
Poundage		<u>1,940.00</u>	\$ <u>2,455.50</u>
Newspaper			<u>17,694.45</u>
Printing			<u>-0-</u>
Solicitor			<u>150.00</u>
Columbia County Prothonotary			<u>10.00</u>
Columbia County Recorder of Deeds -			<u>87.75</u>
Deed copy work			<u>1,404.31</u>
Realty transfer taxes			<u>1,404.31</u>
State stamps			<u>-0-</u>
Tax Collector ()			<u>15.00</u>
Columbia County Tax Assessment Office			<u>80.00</u>
State Treasurer			<u>100.00</u>
Other: <u>web Postals</u>			<u>647.30</u>
<u>Sewer</u>			<u>78.00</u>
<u>BER helmets</u>		<u>250.00</u>	
<u>lien search</u>			<u>8,451.62</u>
TOTAL EXPENSES:	\$		

Total Needed to Purchase	\$	<u>97,000.00</u>	
Less Expenses		<u>8,451.62</u>	
Net to First Lien Holder		<u>88,548.38</u>	
Plus Deposit		<u>1,500.00</u>	
Total to First Lien Holder	\$		<u>90,048.38</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers

[Signature] Sheriff

Municipal Authority of the Town of Bloomsburg

1000 Market Street, Suite 9
Bloomsburg, PA 17815
Phone: 570.784.5422
Fax: 570.204.3647

July 10, 2025

Timothy T. Chamberlain, Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

RE: DOCKET NO. 2024-CV-805
JASON DIVIRGILIO, EVELYN RANKIN, JACQUELINE SILKOWSKI, DOMINIC RANKIN
517 West Street, Bloomsburg, PA 17815

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is rescheduled for Sheriff's Sale on July 16, 2025. The Authority holds a claim against this property for unpaid sewer in the amount of **\$647.30**.

If you have any questions, please contact me at 570-784-5422, ext. 2 or aseamans@bloomsburgma.org.

Sincerely,

Amy B. Seamans

Amy B. Seamans
Billing and Collections Director

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 278440	Invoice Date: 08/27/2025 3:35:25 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$2,896.37	202506532 08/27/25 3:35:26 PM	BLOOMSBURG TOWN OF
	Grantor - DIVIRGILIO, JASON			
	Grantee - MALATESTA DEVELOPMENT LLC			
	Consideration - \$97,000.00			
	Tax Basis - \$140,431.33			
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$1,404.31		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.50		
	BLIGHTED PROPERTY/DEMOLITION FUND	\$15.00		
	RECORDING FEES - RECORDER	\$13.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	BLOOMSBURG AREA SCHOOL REALTY TAX	\$702.16		
	TOWN OF BLOOMSBURG	\$702.15		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	<u>\$2,896.37</u>		
	PAYMENTS			
	CHECK: 9658 - SHERIFF OFFICE	\$87.75		
	CHECK: 9660 - SHERIFF OFFICE	\$1,404.31		
	CHECK: 9661 - SHERIFF OFFICE	\$1,404.31		
	TOTAL PAYMENTS	<u>\$2,896.37</u>		
	AMOUNT DUE	\$2,896.37		
	PAYMENT ON INVOICE	(\$2,896.37)		
	BALANCE DUE ON INVOICE	\$0.00		



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

LAW OFFICES

A professional limited liability company organized in the

State of Florida

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

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

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

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

Re: **CARRINGTON MORTGAGE SERVICES LLC**

vs.

**JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY
BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS
CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR
UNDER EVELYN C. RANKIN**

**Property: 517 WEST STREET. BLOOMSBURG, PA 17815
COLUMBIA County C.C.P. No.: 2024-CV-805
Sheriff's Sale Date: July 16, 2025**

Dear Sir or Madam:

As you know, the above referenced property was purchased by a third party at the **July 16, 2025** sheriff's sale for **\$97,000.00**.

Please be advised the plaintiff, **CARRINGTON MORTGAGE SERVICES LLC** is entitled to recoup **\$121,309.35**. That figure represents the total mortgage debt as of the date of sheriff's sale.

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

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

Sincerely,

Edward Cotter

Ed Cotter
Post-Sale Legal Assistant



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



<u>Plaintiff</u>	vs.	<u>Defendant</u>
CARRINGTON MORTGAGE SERVICES LLC		JASON DIVIRGILIO EVELYN RANKIN, DECEASED JACQUELINE SILKOWSKI, DECEASED DOMINIC RANKIN UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS UNDER EVELYN C. RANKIN UNKNOWN HEIRS, UNDER JACQUILINE A. SILKOWSKI AMY BACON

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

Sheriff's Sale Date: Wednesday, July 16, 2025
Sale Number: 2025ED2
Writ of Execution No. : 2024CV805
Advance Sheriff Costs: \$1,500.00

Location of the real estate: 517 WEST STREET, BLOOMSBURG, PA 17815,
BLOOMSBURG TOWN

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Poundage	\$1,940.00
Press Enterprise Inc.	\$1,769.45
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$210.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$20.00
Tax Claim Search	\$15.00
Surcharge	\$80.00
Continued or Cancelled Sale	\$10.00

Postponed to: 5/14/2025

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



Sheriff Costs

Continued or Cancelled Sale

Postponed to: 7/16/2025

\$10.00

Total Sheriff Costs

\$4,579.95

Municipal Costs

Sewer

\$647.30

Delinquent Taxes

BERKHEIMER

\$78.00

Total Municipal Costs

\$725.30

Distribution Costs

Recording Fees

\$87.75

Transfer Taxes (Local)

\$1,404.31

Transfer Taxes (State)

\$1,404.31

Recorder, Lien Search

\$250.00

Total Distribution Costs

\$3,146.37

Grand Total:

\$8,451.62

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
CARRINGTON MORTGAGE SERVICES
LLC

vs.

Defendant
JASON DIVIRGILIO
EVELYN RANKIN, DECEASED
JACQUELINE SILKOWSKI,
DECEASED
DOMINIC RANKIN
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS
UNDER EVELYN C. RANKIN
UNKNOWN HEIRS, UNDER
JACQULINE A. SILKOWSKI
AMY BACON

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

Sheriff's Sale Date: Wednesday, July 16, 2025
Sale Number: 2025ED2
Writ of Execution No. : 2024CV805
Advance Sheriff Costs: \$1,500.00

Location of the real estate: 517 WEST STREET, BLOOMSBURG, PA 17815,
BLOOMSBURG TOWN

Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$30.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,769.45
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$150.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Service		\$210.00
Service Mileage		\$6.00
Distribution Form		\$25.00
Copies		\$7.00
Notary Fee		\$20.00
Tax Claim Search		\$15.00
Surcharge		\$80.00
Continued or Cancelled Sale	Postponed to: 5/14/2025	\$10.00
Continued or Cancelled Sale	Postponed to: 7/16/2025	\$10.00

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

Municipal Costs

Sewer
Delinquent Taxes

BERKHEIMER

Total Sheriff Costs \$2,639.95

\$647.30

\$78.00

Total Municipal Costs \$725.30

Distribution Costs

Recording Fees

\$87.75

Total Distribution Costs \$87.75

Grand Total: \$3,453.00

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

<p>CARRINGTON MORTGAGE SERVICES LLC Plaintiff</p> <p>vs.</p> <p>JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI, ET AL. Defendants</p>	<p>NO.: 2024-CV-805</p> <p>FILED PROTHONOTARY 2025 JUN 25 AM 10:16 CLERK OF COURTS OFFICE COUNTY OF COLUMBIA PA</p>
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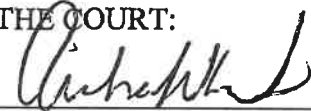
ORDER GRANTING REASSESSMENT OF DAMAGES

AND NOW, this 24 day of June, 2025, upon consideration of Plaintiff's Motion for Reassessment of Damages, and any response(s) thereto, and good cause having been shown; it is hereby

ORDERED that the damages due Plaintiff concerning the above-captioned action are REASSESSED or AMENDED to the amount of \$111,209.55 as of March 26, 2025; and it is

FURTHER ORDERED that the pending Writ of Execution is hereby AMENDED to be consistent with the terms of this Order and Plaintiff shall be entitled to collect interest from March 27, 2025 through the date of the Sheriff's Sale at the statutory post-judgment interest rate of 6%.

BY THE COURT:


_____, J.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
Danielle R. Dreier, Esquire PA ID No. 335063
133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
Phone: (855) 225-6906
Fax: (866) 381-9549
ddreier@raslg.com

CARRINGTON MORTGAGE SERVICES LLC
Plaintiff

v.

JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN

Defendant(s)

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO.: 2024-CV-805


FILED
PROthonotary
2025 MAY 20 PM 3:26
CLERK OF SUPERIOR COURT
COUNTY OF COLUMBIA, PA

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for **5/14/2025** for the above-captioned matter has been continued until **7/16/2025 at 9:00AM**

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

Date: 5/19/25

By: 
Danielle R. Dreier, Esquire PA ID No. 335063
Attorneys for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

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

Cierra Mendez, Esquire, PA ID No. 334198

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

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

CARRINGTON MORTGAGE SERVICES LLC

Plaintiff

v.

JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN

Defendant(s)

COURT OF
COMMON
PLEAS OF

COLUMBIA
COUNTY

NO.: 2024-
CV-805

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

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


1. On 04/11/2025 & 05/04/2025, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant(s) by a private process server. A copy of the(se) service return(s) is/are attached hereto and made part hereof as Exhibit "A."
2. On 03/21/2025, a copy of the Notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made part hereof as Exhibit "B."
3. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "C."

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

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

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

Date: 6/25/25

By: 
____ Cierra Mendez, Esquire PA ID No. 334198
 Danielle R. Dreier, Esquire PA ID No. 335063
____ Danielle Coleman, Esquire PA ID No. 323583
____ Queen Stewart, Esquire PA ID No. 328662
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

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

Cierra Mendez, Esquire, PA ID No. 334198

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

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

CARRINGTON MORTGAGE SERVICES LLC Plaintiff v. JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN Defendant(s)	COURT OF COMMON PLEAS OF COLUMBIA COUNTY NO.: 2024- CV-805
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AFFIDAVIT PURSUANT TO RULE 3129.1

CARRINGTON MORTGAGE SERVICES LLC, Plaintiff in the above action, by the undersigned attorney, **Robertson, Anschutz, Schneid, Crane & Partners, PLLC** sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **517 WEST STREET BLOOMSBURG, PA 17815**.

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

Evelyn C. Rankin, Deceased
517 West Street, Bloomsburg, PA 17815

Jacqueline A. Silkowski, Deceased
517 WestStreet, Bloomsburg, PA 17815

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

Jason Di Virgilio, In His Capacity as Heir of Jacqueline A. Silkowski
610 E 3rd Street, Bloomsburg, PA 17815

Amy Bacon, In Her Capacity as Heir of Evelyn C. Rankin
149 Cross Road, Bloomsburg, PA 17815

Dominic Rankin, In His Capacity as Heir of Evelyn C. Rankin
8597 Deanville Road, Brown City, MI 48416

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right,
Title or Interest from or under Evelyn C. Rankin
517 West Street, Bloomsburg, PA 17815

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right,
Title or Interest from or under Jacqueline A. Silkowski
517 West Street, Bloomsburg, PA 17815

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

None

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

Carrington Mortgage Services, LLC
3900 Capital City Blvd.
Lansing, MI 48906

Secretary of Housing and Urban Development
451 7th Street S.W.
Washington, D.C. 20410

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

None

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

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

Tenants/Occupants
517 West Street
Bloomsburg, PA 17815

IRS Advisory Consolidated Receipts
7940 Kentucky Drive, Stop 2850F
Florence, KY 41042

Department of Public Welfare TPL Casualty Unit
Estate Recovery Program, PO Box 8486
Willow Oak Bldg.
Harrisburg, PA 17105-8486

Commonwealth of PA Bureau of Individual Tax
Inheritance Tax Division, 6th Floor
Strawberry Square, Dept. 280601
Harrisburg, PA 17128

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

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

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


Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

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

None

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

Date: 6/25/25

By: 
____ Cierra Mendez, Esquire PA ID No. 334198
✓ Danielle R. Dreier, Esquire PA ID No. 335063
____ Danielle Coleman, Esquire PA ID No. 323583
____ Queen Stewart, Esquire PA ID No. 328662
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Professional Limited Liability Company
ATTORNEYS FOR PLAINTIFF
M. Troy Freedman, Esquire, PA ID No. 85165
Cierra Mendez, Esquire, PA ID No. 334198
Danielle R. Dreier, Esquire, PA ID No. 335063
133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
(855) 225-6906

<p>CARRINGTON MORTGAGE SERVICES LLC</p> <p>Plaintiff</p> <p>v.</p> <p>JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN</p> <p>Defendant(s)</p>	<p>COURT OF COMMON PLEAS OF</p> <p>COLUMBIA COUNTY</p> <p>NO.: 2024- CV-805</p>
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AFFIDAVIT OF SERVICE

The undersigned hereby certifies Defendant(s) JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN was served a true and correct copy of the above-captioned Notice of Sale as follows:

By handing a copy to the Defendant at

JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI
610 E 3RD STREET, BLOOMSBURG, PA 17815

By handing a copy to Richard Beetz (Husband) who accepted service for the Defendant

Amy Bacon at

149 CROSS ROAD, BLOOMSBURG, PA 17815


By handing a copy to Austin Kozma (Adult-In-Charge) who accepted service for the Defendant Dominic Rankin at
8597 DEANVILLE ROAD, BROWN CITY, MI 48416

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

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

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

Date: 6/25/25

By: 

Cierra Mendez, Esquire PA ID No. 334198

Danielle R. Dreier, Esquire PA ID No. 335063

Danielle Coleman, Esquire PA ID No. 323583

Queen Stewart, Esquire PA ID No. 328662
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Professional Limited Liability Company
ATTORNEYS FOR PLAINTIFF
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CARRINGTON MORTGAGE SERVICES LLC Plaintiff v. JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN Defendant(s)	COURT OF COMMON PLEAS OF COLUMBIA COUNTY NO.: 2024- CV-805
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AFFIDAVIT OF SERVICE

The undersigned hereby certifies Defendant(s) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN was served a true and correct copy of the above-captioned Notice of Sale in accordance with the Court Order dated 10/11/2024, as follows:

By sending certified and regular mail on 03/21/2025 to the following address(s):

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN
517 WEST STREET, BLOOMSBURG, PA 17815

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI
517 WEST STREET, BLOOMSBURG, PA 17815

By posting to the mortgage premises on 03/23/2025 at the address of:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN
517 WEST STREET, BLOOMSBURG, PA 17815


UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI
517 WEST STREET, BLOOMSBURG, PA 17815

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

I verify 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 made herein are subject to the penalties of 18Pa.C.S. §4904 relating to unsworn falsification to authorities.

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

Date: 6/25/25

By: 

Cierra Mendez, Esquire PA ID No. 334198

Danielle R. Dreier, Esquire PA ID No. 335063

Danielle Coleman, Esquire PA ID No. 323583

Queen Stewart, Esquire PA ID No. 328662
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

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

Cierra Mendez, Esquire, PA ID No. 334198

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

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

CARRINGTON MORTGAGE SERVICES LLC	COURT OF COMMON PLEAS OF
Plaintiff	
v.	
JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN	COLUMBIA COUNTY
Defendant(s)	NO.: 2024- CV-805

CERTIFICATE OF COMPLIANCE

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

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC

A Florida Professional Limited Liability Company

Date: 6/25/25

By: 

Cierra Mendez, Esquire PA ID No. 334198

Danielle R. Dreier, Esquire PA ID No. 335063

Danielle Coleman, Esquire PA ID No. 323583

Queen Stewart, Esquire PA ID No. 328662

Attorney for Plaintiff

EXHIBIT A

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

CARRINGTON MORTGAGE SERVICES LLC Plaintiff	COURT OF COMMON PLEAS OF
v.	COLUMBIA COUNTY
JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN Defendant(s)	NO.: 2024-CV-805

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN
149 CROSS RD, BLOOMSBURG, PA 17815**

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

Your house (real estate) at **517 WEST STREET BLOOMSBURG, PA 17815** is scheduled to be sold at the Sheriff's Sale on **5/14/2025** at **9:00 am**, to enforce the court judgment of **\$97,276.42**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. If the sale is postponed, the new date will be announced at the time of sale.

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

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

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

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

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

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

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

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

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

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

CARRINGTON MORTGAGE SERVICES LLC Plaintiff	COURT OF COMMON PLEAS OF
v.	COLUMBIA COUNTY
JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN Defendant(s)	NO.: 2024-CV-805

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN
8597 DEANVILLE ROAD BROWN CITY, MI 48416**

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

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

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

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

CARRINGTON MORTGAGE SERVICES LLC Plaintiff	COURT OF COMMON PLEAS OF
v.	COLUMBIA COUNTY
JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN Defendant(s)	NO.: 2024-CV-805

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI
610 E 3RD ST, BLOOMSBURG, PA 17815**

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

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

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

CARRINGTON MORTGAGE SERVICES LLC, et. al., Plaintiff(s)
vs.
JASON DI VIRGILIO, et. al., Defendant(s)



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

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

APS File #: 169441-0005

AFFIDAVIT OF SERVICE -- Individual

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

Service of Process on:
-Amy Bacon, in her capacity as Heir of Jacqueline A. Silkowski
Court Case No. 2024-CV-805

5/2 09:26

State of: PENNSYLVANIA ss.
County of: UNION

Name of Server: STEVEN C SEWARD, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 4 day of MAY, 20 25, at 0905 o'clock A M

Place of Service: at 149 Cross Road, in Bloomsburg, PA 17815

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Amy Bacon, in her capacity as Heir of Jacqueline A. Silkowski

Person Served, and Method of Service:
 By personally delivering them into the hands of the person to be served.
 By delivering them into the hands of RICHARD BETZ, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Amy Bacon, in her capacity as Heir of Jacqueline A. Silkowski at the place of service, and whose relationship to the person is: WIFE

Description of Person Receiving Documents: The person receiving documents is described as follows:
Sex M; Skin Color Light; Hair Color LT Brown; Facial Hair YES
Approx. Age 48; Approx. Height 5'11"; Approx. Weight 140

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

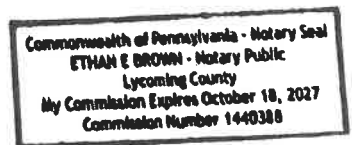
Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

[Signature]
Signature of Server: STEVEN

APS International, Ltd.

Subscribed and sworn to before me this day of _____, 20

[Signature] Notary Public
18th, 2027 (Commission Expires)



CARRINGTON MORTGAGE SERVICES LLC, et. al., Plaintiff(s)
vs.
JASON DI VIRGILIO, et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171
APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 169441-0002

AFFIDAVIT OF SERVICE -- Individual

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

Service of Process on:
--Dominic Rankin, in his capacity as Heir of Evelyn C. Rankin
Court Case No. 2024-CV-805

State of: Michigan ss.
County of: Tuscola

Name of Server: Todd E. Church, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 11 day of April, 2025, at 1:10 o'clock PM

Place of Service: at 8597 Deanville Road, in Brown City, MI 48416

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Dominic Rankin, in his capacity as Heir of Evelyn C. Rankin

Person Served, and Method of Service:
 By personally delivering them into the hands of the person to be served.
 By delivering them into the hands of Austin Kozma, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Dominic Rankin, in his capacity as Heir of Evelyn C. Rankin at the place of service, and whose relationship to the person is: ? unknown

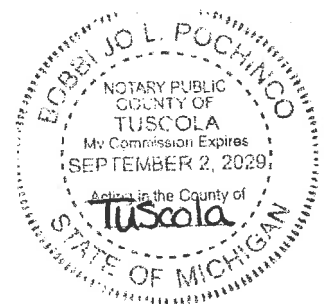
Description of Person Receiving Documents: The person receiving documents is described as follows:
Sex M; Skin Color wht; Hair Color Dark; Facial Hair Beard
Approx. Age 30's; Approx. Height 6'0"; Approx. Weight 250ish

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

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct. Subscribed and sworn to before me this 11 day of April, 2025

Todd E Church Signature of Server
Todd E Church Court officer
Babaki Jo L Pochinco Notary Public
9-2-2025 (Commission Expires)

APS International, Ltd.



CARRINGTON MORTGAGE SERVICES LLC, et. al., Plaintiff(s)
vs.
JASON DI VIRGILIO, et. al., Defendant(s)



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

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

APS File #: 169441-0004

AFFIDAVIT OF SERVICE – Individual

Service of Process on:

–Jason Di Virgilio, in his capacity as Heir of Jacqueline A. Silkowski
Court Case No. 2024-CV-805

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

State of: PENNSYLVANIA ss.

County of: UNION

Name of Server: STEVEN C SERVANO, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 4 day of MAY, 20 25, at 8:51 o'clock A M

Place of Service: at 610 E 3rd Street, in Bloomsburg, PA 17815

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Jason Di Virgilio, in his capacity as Heir of Jacqueline A. Silkowski

Person Served, and Method of Service:

- By personally delivering them into the hands of the person to be served.
- By delivering them into the hands of _____, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Jason Di Virgilio, in his capacity as Heir of Jacqueline A. Silkowski at the place of service, and whose relationship to the person is: _____

Description of Person Receiving Documents:

The person receiving documents is described as follows:
Sex M; Skin Color LIGHT; Hair Color Brown/Gray; Facial Hair YES
Approx. Age 52; Approx. Height 6'; Approx. Weight 220

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

Signature of Server:

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

[Signature]
Signature of Server
STEVEN

APS International, Ltd.

Subscribed and sworn to before me this
day of _____, 20

[Signature]
Notary Public
OCT 18, 2027
(Commission Expires)

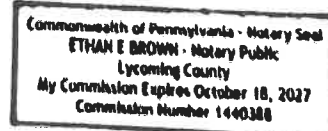


EXHIBIT B

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Cierra Mendez, Esquire PA ID No. 334198
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

<p>CARRINGTON MORTGAGE SERVICES, LLC Plaintiff</p> <p>v.</p> <p>JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN Defendant(s)</p>	<p>COURT OF COMMON PLEAS OF COLUMBIA COUNTY</p> <p>NO.: 2024- CV-805</p>
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**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

Owner(s): JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN

Property: 517 WEST STREET, BLOOMSBURG, PA 17815

Improvements: RESIDENTIAL DWELLING

Judgment amount: \$97,276.42

The above captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on April 14, 2025 at 9:00AM, to enforce the Court Judgment of \$97,276.42, obtained by the Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County

Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

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

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

Line	Article Number	Name and Address of Sender	Name of Addressee, Street, and Post Office Address	Check appropriate block for Registered Mail:				Insured Value	Due Sender IF COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
				Registered	Insured	COD	Certified							
1	2024-CV-805 #	Robertson, Anschutz, Schneider, Crane & Partners, PLLC A Florida Limited Liability Company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Katie Hart	Secretary of Housing and Urban Development 451 7th Street S.W. Washington, D.C. 20410 Commonwealth of PA, Department of Revenue Bureau of Compliance, P.O. Box 281230 Harrisburg, PA 17128-1230 Tenants/Occupants 517 West Street Bloomsburg, PA 17815 IRS Advisory Consolidated Receipts 7940 Kentucky Drive, Stop 2850F Florence, KY 41042 Department of Public Welfare TPL Casualty Unit Estate Recovery Program, PO Box 8486 Willow Oak Bldg. Harrisburg, PA 17105-8486	<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail	<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified	<input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance								
2														
3	4/14/2025													
4														
5														
6														
7														
8														
9														
10														
Total number of Pieces Listed by Sender		10		Postmaster, Per (Name of Receiving Employee)		[Signature]		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and forth class parcels.						

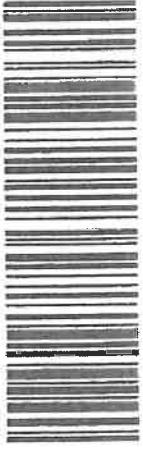
\$6.50 0
US POSTAGE IMI
FIRST-CLASS
063S0014950496
FROM 08054 NJ
MAR 21 2025
937957,092

PS Form 3877, February 1994
Silkowski - RAS #24-209210 (Columbia County)

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

133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054

CERTIFIED MAIL



9589 0710 5270 0216 1091 98

IRS Advisory Consolidated Receipts
7940 Kentucky Drive, Stop 2850F
Florence, KY 41042

US POSTAGE



ZIP 08054 \$ 009.64⁰
02 4W
0000385687 MAR 21, 2025



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

24-209210 Silkowski

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:

IRS Advisory Consolidated Receipts
 7940 Kentucky Drive, Stop 2850F
 Florence, KY 41042



9590 9402 9268 4295 0300 35

2 Article Number *9589 0710 5270 0216 1091 98* Mail Restricted Delivery (over \$500)

COMPLETE THIS SECTION ON DELIVERY

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

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

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

EXHIBIT C

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

<p>CARRINGTON MORTGAGE SERVICES LLC, Plaintiff</p> <p>v.</p> <p>JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; ET AL. Defendants</p>	<p>COURT OF COMMON PLEAS COLUMBIA COUNTY NO.: 2024-CV-805</p>
--	---

FILED
PROthonary
2024 OCT 16 AM 11:58
COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

ORDER

AND NOW, this 11th day of Oct., 2024, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby:

ORDERED and **DECREED** that Plaintiff's Motion for Service Pursuant to Special Order of Court is **GRANTED**.

Plaintiff may obtain service of the Complaint in Mortgage Foreclosure and the Notice of Sheriff's Sale, as authorized by Pa. R.C.P. 3129.2(c)(1)(i)(C), upon Defendants UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN by publication of the Complaint in accordance with Pa. R.C.P. 430(b)(1); by First Class mail and certified mail to the mortgaged property located at 517 WEST STREET, BLOOMSBURG, PA 17815; and by posting of the mortgaged property at 517 WEST STREET, BLOOMSBURG, PA 17815 by the Sheriff or by a non-party competent adult, Service by mail is complete upon the date of mailing.

It is further **ORDERED** and **DECREED** that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's Office to ensure compliance with this Order.

BY THE COURT:

19 Gary E. Norton p J.

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

CARRINGTON MORTGAGE SERVICES LLC Plaintiff	COURT OF COMMON PLEAS OF
v.	COLUMBIA COUNTY
JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN Defendant(s)	NO.: 2024-CV-805

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN
517 WEST STREET BLOOMSBURG, PA 17815**

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

Your house (real estate) at **517 WEST STREET BLOOMSBURG, PA 17815** is scheduled to be sold at the Sheriff's Sale on **5/14/2025** at **9:00 am**, to enforce the court judgment of **\$97,276.42**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. If the sale is postponed, the new date will be announced at the time of sale.

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

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

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

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

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

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

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

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

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

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

CARRINGTON MORTGAGE SERVICES LLC Plaintiff	COURT OF COMMON PLEAS OF
v.	COLUMBIA COUNTY
JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN Defendant(s)	NO.: 2024-CV-805

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
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517 WEST STREET BLOOMSBURG, PA 17815**

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

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
AFFIDAVIT OF SERVICE

CARRINGTON MORTGAGE SERVICES LLC
Plaintiff (Petitioner)

2024-CV-805

vs.

JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SOLKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SOLKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN
Defendant (Respondent)

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

SERVICE UPON: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN BY POSTING

ADDRESS: 517 West St, Bloomsburg, PA 17815, USA

ON: 3/23/2025

AT: 5:30:00 PM

With documents: NOTICE OF SHERIFF'S SALE OF REAL PROPERTY; POSTING ORDER

Manner of Service

POSTED AT PROVIDED ADDRESS.

COMMENTS:

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 24 DAY OF
MAR, 2025

NOTARY

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

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

Denise Hinkle

CONSTABLE / PROCESS SERVER

APS File # 169441-0003

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
AFFIDAVIT OF SERVICE

CARRINGTON MORTGAGE SERVICES LLC
Plaintiff (Petitioner)

2024-CV-805

vs.

JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SOLKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SOLKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN
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SERVICE UPON: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI BY POSTING

ADDRESS: 517 West St, Bloomsburg, PA 17815, USA

ON: 3/23/2025

AT: 5:30:00 PM

With documents: NOTICE OF SHERIFF'S SALE OF REAL PROPERTY; POSTING ORDER

Manner of Service

POSTED AT PROVIDED ADDRESS.

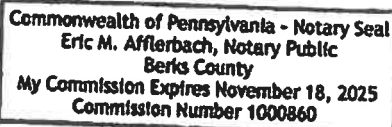
COMMENTS:

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 24 DAY OF
MAY, 2025



NOTARY

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


CONSTABLE / PROCESS SERVER

APS File # 169441-0003



NOTICE:

This property has been determined to be vacant/abandoned. This has been reported to the mortgage servicer. The mortgage servicer intends to protect this property from waste and/or deterioration. This property may have its locks replaced and/or plumbing systems winterized in the next few days.

If this property is NOT VACANT and ABANDONED, please call MCS immediately at 586.772.7611.

IN # PA 184281033

AVISO:

Se ha determinado que esta propiedad está vacante/abandonada. Esto ha sido reportado al administrador de préstamos hipotecarios. El administrador de préstamos hipotecarios tiene la intención de proteger esta propiedad contra desechos o deterioro. Es posible que se reemplacen las cerraduras y que se protejan del clima los sistemas de esta propiedad en los próximos días.

Si esta propiedad NO ESTÁ VACANTE y ABANDONADA, llame a MCS de inmediato al 586.772.7611.

N. de IN# _____



PPL Electric Utilities
 Two North Ninth Street
 Allentown, PA 18101
 1-800-398-6523

3-DAY SHUT-OFF NOTICE
VÉASE EL OTRO LADO PARA ESPAÑOL

Name: Evelyn Rankin Date: 2/21/25
 Billing Address: 517 West St
 City/State/Zip: Blomberg

Monthly Income at 250% of Federal Poverty Level, 2024

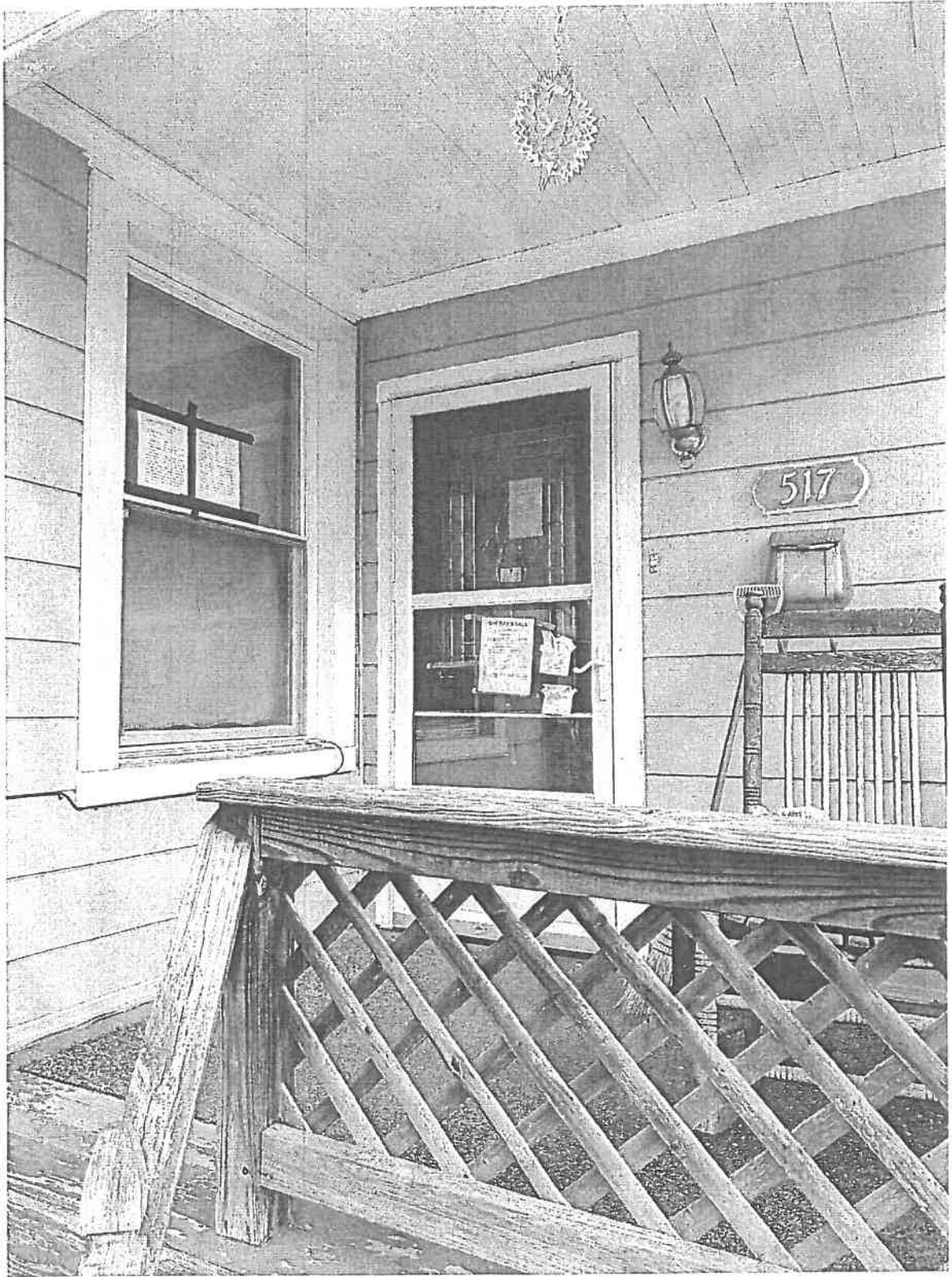
Household Size	Monthly Income
1	\$3,138
2	\$4,258
3	\$5,379
4	\$6,500

Add \$121 for each additional household member.

WINTER NOTICE PROVISIONS (BETWEEN DECEMBER 1 - MARCH 31)
 Contact us BEFORE the shut off date to give us household income information to see if you qualify for any assistance program.
 If your income is at or below 250% of the federal poverty guidelines, you qualify for special protections from termination. Add together the monthly of the adult in your household. If that number is the same or less than the amount listed in chart below for your household size, call us immediately at 800-398-6523. You may need to provide us with proof of your income.

IMPORTANT TO KNOW
BEFORE WE SHUT OFF YOUR UTILITY SERVICE





Name and Address of Sender

RAS Citron, LLC
 133 Gaither Drive, Suite F
 Mt. Laurel, NJ 08054
Samantha Jones

Registered
 Insured
 COD
 Certified

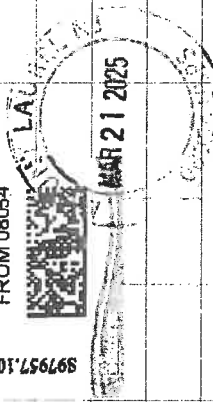
Return Receipt for Merchandise
 Int'l Recorded Del.
 Express Mail

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

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1	2024-CV-805	UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI 517 WEST STREET BLOOMSBURG, PA 17815										
2	5/14/2025	UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN 517 WEST STREET BLOOMSBURG, PA 17815										
3												
4												
5												
6												
7												
8												
9												
10												
11												
12												
Total number of Pieces Listed by Sender			2									

\$4.40 0
 US POSTAGE IMI
 FIRST-CLASS
 06350001443334
 FROM 08054



Total Number of Pieces Received at Post Office
 Postmaster, Per (Name of Receiving Employee)
[Signature]

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$200,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

PS Form 3877, February 1994

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

SILKOWSKI - RAS # 24-209210 (Columbia County)

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD ALONG DOTTED LINE.

24-209210 Silkowski

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

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

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.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER
 EVELYN C. RANKIN
 517 WEST STREET
 BLOOMSBURG, PA 17815



9590 9402 9268 4295 0305 47

2. Article Number (Transfer from service label)

9589 0710 5270 1822 1894 82

PS Form 3811, July 2020 PSN 7630-02-000-8053

Domestic Return Receipt

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

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD ALONG DOTTED LINE.

24-209210 Silkowski

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

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

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER
 JACQUELINE A. SILKOWSKI
 517 WEST STREET
 BLOOMSBURG, PA 17815



9590 9402 9268 4295 0305 54

2. Article Number (Transfer from service label)

9589 0710 5270 1822 1894 75

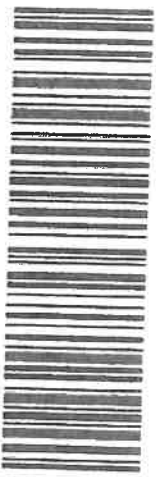
PS Form 3811, July 2020 PSN 7630-02-000-8053

Domestic Return Receipt

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

CERTIFIED MAIL®

133 Gaither Drive, Suite F
Mount Laurel, NJ 08054



9589 0710 5270 1822 1894 82

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
EVELYN C. RANKIN
517 WEST STREET
BLOOMSBURG, PA 17815



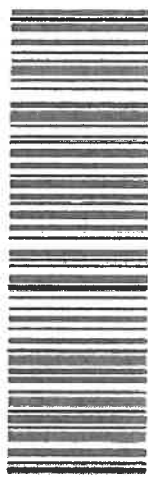
US POSTAGE IMPRINTNEY BOWES



ZIP 08054
02 4W
0000385687 MAR 21, 2025
\$ 009.64⁰

CERTIFIED MAIL®

133 Gaither Drive, Suite F
Mount Laurel, NJ 08054



9589 0710 5270 1822 1894 75

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
JACQUELINE A. SILKOWSKI
517 WEST STREET
BLOOMSBURG, PA 17815



US POSTAGE IMPRINTNEY BOWES



ZIP 08054
02 4W
0000385687 MAR 21, 2025
\$ 009.64⁰

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

FILED
PROTHONOTARY

2025 JAN 10 AM 10:18

CARRINGTON MORTGAGE SERVICES LLC
Plaintiff

CLERK OF COURTS
COUNTY OF COLUMBIA, PA

COURT OF
COMMON PLEAS (

COLUMBIA
COUNTY

NO.: 2024-CV-805

2025-ED-2

v.

JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE
A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN;
DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN
Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

CARRINGTON MORTGAGE SERVICES LLC, Plaintiff in the above action, by the undersigned attorney, **Robertson, Anschutz, Schneid, Crane & Partners, PLLC** sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **517 WEST STREET BLOOMSBURG, PA 17815**.

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

- 1 EVELYN C. RANKIN, DECEASED
517 WEST STREET BLOOMSBURG, PA 17815
- 2 JACQUELINE A. SILKOWSKI, DECEASED
517 WEST STREET BLOOMSBURG, PA 17815

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

- 3 JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI
517 WEST STREET BLOOMSBURG, PA 17815
- 4 AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN
517 WEST STREET BLOOMSBURG, PA 17815
- 5 DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN
8597 DEANVILLE ROAD BROWN CITY, MI 48416
- 6 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN
517 WEST STREET BLOOMSBURG, PA 17815
- 7 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI
517 WEST STREET BLOOMSBURG, PA 17815

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

NONE

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

CARRINGTON MORTGAGE SERVICES LLC
3900 CAPITAL CITY BLVD, LANSING, MI 48906

PIF

\ SECRETARY OF HOUSING AND URBAN DEVELOPMENT
451 7TH STREET S.W. WASHINGTON D.C. 20410

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

NONE

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

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

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

Tax Coll ✓

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

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

\ COLUMBIA COUNTY COURTHOUSE, *Admin.*
35 WEST MAIN STREET, BLOOMSBURG, PA 17815

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

\ TENANTS/OCCUPANTS
517 WEST STREET BLOOMSBURG, PA 17815

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

NONE

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

By: *Nicole C. Rizzo*
Nicole C. Rizzo, Esquire PA ID No. 332712
 Cierra Mendez, Esquire PA ID No. 334198
X Danielle R. Dreier, Esquire PA ID No. 335063
Attorney for Plaintiff



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

LAW OFFICES

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

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

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

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

May 19, 2025

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

Re: CARRINGTON MORTGAGE SERVICES LLC VS. JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN
COLUMBIA County Docket No.: 2024-CV-805

Dear Sir or Madam,

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

Thank you for your assistance with this matter.

Very truly yours,

Laura Tracy

Legal Assistant

Enclosures

cc: DEFENDANTS

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

Danielle R. Dreier, Esquire PA ID No. 335063

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

Phone: (855) 225-6906

Fax: (866) 381-9549

ddreier@raslg.com


<p>CARRINGTON MORTGAGE SERVICES LLC Plaintiff</p> <p>v.</p> <p>JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN Defendant(s)</p>	<p>COURT OF COMMON PLEAS OF COLUMBIA COUNTY</p> <p>NO.: 2024-CV-805</p>
---	---

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for **5/14/2025** for the above-captioned matter has been continued until **7/16/2025 at 9:00AM**

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

Date: 5/19/25

By: 
Danielle R. Dreier, Esquire PA ID No. 335063
Attorneys for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

Danielle R. Dreier, Esquire PA ID No. 335063

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

Phone: (855) 225-6906

Fax: (866) 381-9549

ddreier@raslg.com

CARRINGTON MORTGAGE SERVICES LLC
Plaintiff

v.

JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN

Defendant(s)

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO.: 2024-CV-805

CERTIFICATE OF FILING

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

Robertson, Anschutz, Schneid, Crane
& Partners, PLLC

A Florida professional limited liability company

Date:

5/19/25

By:



Danielle R. Dreier, Esquire PA ID No. 335063
Attorneys for Plaintiff



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

LAW OFFICES

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

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

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www.raslegalgroup.com

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

May 12, 2025

VIA FACSIMILE 570-389-5625

COLUMBIA County Sheriff's Office
Attn: Real Estate Department

RE:

CARRINGTON MORTGAGE SERVICES LLC vs. JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN

Columbia Docket: 2024-CV-805

Property Address: 517 WEST STREET, BLOOMSBURG PA, 17815

Our File No.: 24-209210 - LaT

Dear Sir/Madam:

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

Plaintiff requests that the sale scheduled for **05/14/2025** be postponed until **07/16/2025**.

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

Very Truly Yours,

Laura Tracy

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

24-209210 - LaT

Municipal Authority of the Town of Bloomsburg

1000 Market Street, Suite 9
Bloomsburg, PA 17815
Phone: 570.784.5422
Fax: 570.204.3647

May 2, 2025

Timothy T. Chamberlain, Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

RE: DOCKET NO. 2024-CV-805
JASON DIVIRGILIO, EVELYN RANKIN, JACQUELINE SILKOWSKI, DOMINIC RANKIN
517 West Street, Bloomsburg, PA 17815

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff's Sale on May 14, 2025. The Authority holds a claim against this property for unpaid sewer in the amount of **\$526.40**.

If you have any questions, please contact me at 570-784-5422, ext. 2 or aseamans@bloomsburgma.org.

Sincerely,

Amy B. Seamans

Amy B. Seamans
Billing and Collections Director

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Cierra Mendez, Esquire PA ID No. 334198
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

CARRINGTON MORTGAGE SERVICES, LLC Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	
JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN Defendant(s)	NO.: 2024- CV-805

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

Owner(s): JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN

Property: 517 WEST STREET, BLOOMSBURG, PA 17815

Improvements: RESIDENTIAL DWELLING

Judgment amount: \$97,276.42

The above captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on April 14, 2025 at 9:00AM, to enforce the Court Judgment of \$97,276.42, obtained by the Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County

Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

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

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

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

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

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www.raslegalgroup.com

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

March 25, 2025

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

Re: CARRINGTON MORTGAGE SERVICES LLC VS. JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN
COLUMBIA County Docket No.: 2024-CV-805

Dear Sir or Madam,

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

Thank you for your assistance with this matter.

Very truly yours,

Laura Tracy

Legal Assistant

Enclosures

cc: DEFENDANTS

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

Danielle R. Dreier, Esquire PA ID No. 335063

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

Phone: (855) 225-6906

Fax: (866) 381-9549

ddreier@raslg.com


<p>CARRINGTON MORTGAGE SERVICES LLC Plaintiff</p> <p>v.</p> <p>JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN Defendant(s)</p>	<p>COURT OF COMMON PLEAS OF COLUMBIA COUNTY</p> <p>NO.: 2024-CV-805</p>
---	---

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for **3/19/2025** for the above-captioned matter has been continued until **5/14/2025 at 9:00AM.**

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

Date: 3/25/25

By: 
Danielle R. Dreier, Esquire PA ID No. 335063
Attorneys for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

Danielle R. Dreier, Esquire PA ID No. 335063

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

Phone: (855) 225-6906

Fax: (866) 381-9549

ddreier@raslg.com

CARRINGTON MORTGAGE SERVICES LLC
Plaintiff

v.

JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN

Defendant(s)

COURT OF COMMON PLEAS OF

COLUMBIA COUNTY

NO.: 2024-CV-805

CERTIFICATE OF FILING

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

Robertson, Anschutz, Schneid, Crane
& Partners, PLLC

A Florida professional limited liability company

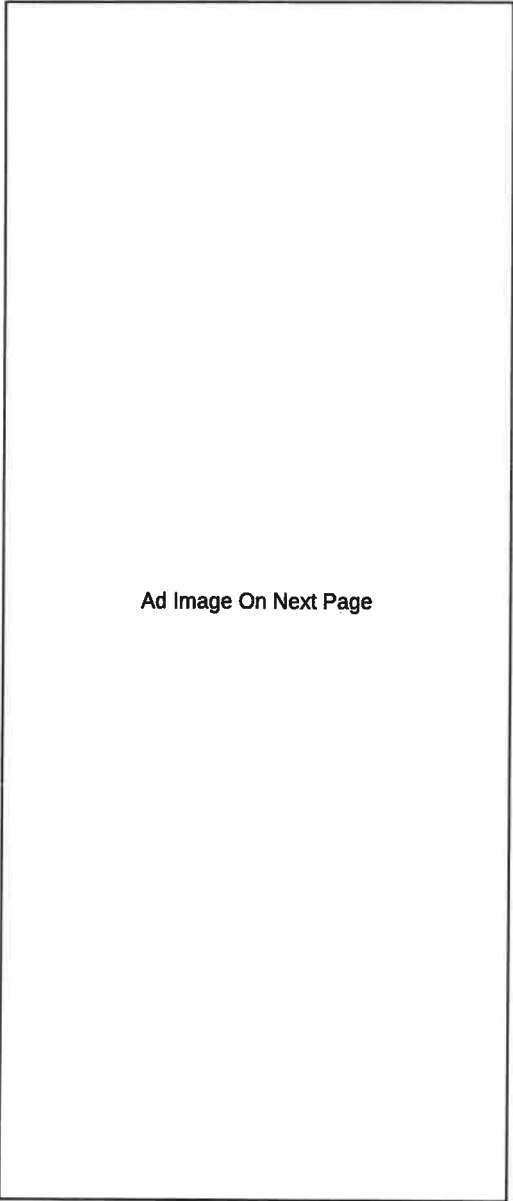
Date: 3/25/25

By: 

Danielle R. Dreier, Esquire PA ID No. 335063
Attorneys for Plaintiff

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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



Ad Image On Next Page

Ad Text: Silkowski Rankin Sale
Date(s) Published: 02/26/2025, 03/05/2025, 03/12/2025

Sworn and subscribed to before me
this 17 day of March 20 25.

(Notary Public)

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

Member, Pennsylvania Association of Notaries

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

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



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

LAW OFFICES

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

Richard Citron, Esq.
Managing Partner, NJ and PA Offices
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James Robertson, Esq.
deceased
Everett Anschutz, Esq. TX Bar
David J. Schneid, Esq. FL Bar
John T. Crane, Esq. GA, and
TX Bar

March 17, 2025

VIA FACSIMILE 570-389-5625

COLUMBIA County Sheriff's Office

Attn: Real Estate Department

RE:

CARRINGTON MORTGAGE SERVICES LLC vs. JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN

Columbia Docket: 2024-CV-805

Property Address: 517 WEST STREET, BLOOMSBURG PA, 17815

Our File No.: 24-209210 - LaT

Dear Sir/Madam:

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

Plaintiff requests that the sale scheduled for **03/19/2025** be postponed until **05/14/2025**.

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

Very Truly Yours,

Laura Tracy

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

24-209210 - LaT

2024 805

SHERIFF'S SALE COST SHEET

VS.

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

DOCKET/RETURN \$15.00
 SERVICE PER DEF. \$ 210.00
 LEVY (PER PARCEL) \$15.00
 MAILING COSTS \$ 30.00
 ADVERTISING SALE BILLS & COPIES \$17.50
 ADVERTISING SALE (NEWSPAPER) \$15.00
 MILEAGE \$ 6.00
 POSTING HANDBILL \$15.00
 CRYING/ADJOURN SALE \$10.00
 SHERIFF'S DEED \$35.00
 TRANSFER TAX FORM \$25.00
 DISTRIBUTION FORM \$25.00
 COPIES \$ 7.00
 NOTARY \$ 20.00
 TOTAL ***** \$ 445.50

WEB POSTING \$150.00
 PRESS ENTERPRISE INC. \$ 1769.45
 SOLICITOR'S SERVICES \$150.00
 TOTAL ***** \$ 2069.45

PROTHONOTARY (NOTARY) \$10.00
 RECORDER OF DEEDS \$ 87.75
 TOTAL ***** \$ 97.75

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) \$ 80.00
 MISC. _____ \$ _____
 TOTAL ***** \$ -0-

TOTAL COSTS (OPENING BID) \$ 2707.70

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
JASON DIVIRGILIO (et al.)

Case Number
2024CV805

SHERIFF'S RETURN OF SERVICE

02/18/2025 03:37 PM - 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: JASON DIVIRGILIO AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.


JONATHAN BROADT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 19, 2025

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

19TH day of FEBRUARY, 2025



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
DIVIRGILIO, JASON (et al.)

Case Number
2024CV805

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 2

Manner: Adult in Charge **Expires:** 04/29/2025

Notes: SALE DATE & TIME: 03/19/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Do

Serve To:

Name: JASON DIVIRGILIO

Primary Address: 517 WEST STREET
BLOOMSBURG, PA 17815 Bad

Phone: 570-394-8775 **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2/18/25 **Time:** 3:37

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

Date:	2/13/25	2/18/25				
Time:	13:19	15:16				
Mileage:	—					
Deputy:	5	4 2	3	4	5	6

Service Attempt Notes:

1. Spoke w/ Jason. Will be in around 16:00 on 2/14/25 to pick up.
2. Attempted call left V/M
- 3.
- 4.
- 5.
- 6.

DIVIRGILIO, JASON

2024CV805

517 WEST STREET, BLOOMSBURG, PA 17815

EXP: 04/29/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
JASON DIVIRGILIO (et al.)

Case Number
2024CV805

SHERIFF'S RETURN OF SERVICE

02/13/2025 01:05 PM - DEPUTY MICHAEL TKACH, 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: AMY BACON AT HEIR OF EVELYN C. RANKIN, 517 WEST STREET, BLOOMSBURG, PA 17815.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 13, 2025

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

13TH day of FEBRUARY, 2025

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
DIVIRGILIO, JASON (et al.)

Case Number
2024CV805

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 2

Manner: Adult in Charge **Expires:** 04/29/2025

Notes: SALE DATE & TIME: 03/19/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: AMY BACON

Primary Address: HEIR OF EVELYN C. RANKIN
517 WEST STREET
BLOOMSBURG, PA 17815

Phone: 570-317-1901 **DOB:**

Alternate Address: 149 CROSS ROAD
BLOOMSBURG, PA 17815 Bad

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Det.

Date: 2/13/25 **Time:** 13:05

Deputy: 8 5 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

Date:	2/12/25	2/13/25				
Time:		8:01				
Mileage:	—	—				
Deputy:	5	5	3	4	5	6

Service Attempt Notes:

1. Spoke w/ owner. Said no longer lives @ Cross Rd. Said moved to 517
- Got a # to try.
2. Called, number good but no answer. Voice mail full. Sent a text message.

BACON, AMY

2024CV805

HEIR OF EVELYN C. RANKIN, 517 WEST STREET, BLOOM. EXP: 04/29/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
DIVIRGILIO, JASON (et al.)

Case Number
2024CV805

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 2

Manner: Adult in Charge **Expires:** 04/29/2025

Notes: SALE DATE & TIME: 03/19/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: UNKNOWN HEIRS, UNDER JACQULINE A.

Primary Address: 517 WEST STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Amy Bacca

Relation: Daughter

Date: 2/13/25 **Time:** 13:05

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

Date:	2-4-25	2/12/25				
Time:	10:26	13:44				
Mileage:		~				
Deputy:	3 1	5	3	4	5	6

Service Attempt Notes:

1. No Answer C/C still looks lived in
2. No answer, Card & Sheriff sale paper still on door.
3. _____
4. _____
5. _____
6. _____

UNKNOWN HEIRS, UNDER

2024CV805

517 WEST STREET, BLOOMSBURG, PA 17815

EXP: 04/29/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
DIVIRGILIO, JASON (et al.)

Case Number
2024CV805

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 2
Manner: Adult in Charge **Expires:** 04/29/2025
Notes: SALE DATE & TIME: 03/19/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: UNKNOWN HEIRS, SUCCESSORS, ASSIGN
Primary Address: 517 WEST STREET
BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: Amy Bacor
Relation: Heir
Date: 2/13/25 **Time:** 13:05
Deputy: 5 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

UNKNOWN HEIRS, SUCCEI: 2024CV805 517 WEST STREET, BLOOMSBURG, PA 17815 EXP: 04/29/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
DIVIRGILIO, JASON (et al.)

Case Number
2024CV805

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 2
Manner: Adult in Charge **Expires:** 04/29/2025
Notes: SALE DATE & TIME: 03/19/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT
Primary Address: 517 WEST STREET
BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Amy Bacon
Relation: Occupant
Date: 2/13/25 **Time:** 13:05
Deputy: 5 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2024CV805

517 WEST STREET, BLOOMSBURG, PA 17815

EXP: 04/29/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
DIVIRGILIO, JASON (et al.)

Case Number
2024CV805

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 2
Manner: Adult in Charge **Expires:** 04/29/2025
Notes: SALE DATE & TIME: 03/19/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: EVELYN RANKIN, DECEASED
Primary Address: 517 WEST STREET
BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation: Deceased
Date: 2/18/25 **Time:** 13:05
Deputy: 5 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

RANKIN, DECEASED, EVEL

2024CV805

517 WEST STREET, BLOOMSBURG, PA 17815

EXP: 04/29/2025

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

CARRINGTON MORTGAGE SERVICES LLC Plaintiff	COURT OF COMMON PLEAS
v.	COLUMBIA COUNTY
JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN Defendant(s)	NO.: 2024-CV-805 2025-ED-2

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI
517 WEST STREET BLOOMSBURG, PA 17815**

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

Your house (real estate) at **517 WEST STREET BLOOMSBURG, PA 17815** is scheduled to be sold at the Sheriff's Sale on March 19th 2025 at 9:00 am, to enforce the court judgment of \$97,276.42. obtained by Plaintiff above (the mortgagee) against you.

ON LINE : bib4assets.com/ColumbiaPASheriffSales . If the sale is postponed, the new date will be announced at the time of sale.

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

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

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

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
DIVIRGILIO, JASON (et al.)

Case Number
2024CV805

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 2
Manner: Adult in Charge **Expires:** 04/29/2025
Notes: SALE DATE & TIME: 03/19/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JACQUELINE SILKOWSKI, DECEASED
Primary Address: 517 WEST STREET
BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation: Deceased
Date: 2/13/25 **Time:** 13:05
Deputy: 5 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

SILKOWSKI, DECEASED, J

2024CV805

517 WEST STREET, BLOOMSBURG, PA 17815

EXP: 04/29/2025

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

CARRINGTON MORTGAGE SERVICES LLC Plaintiff	COURT OF COMMON PLEAS
v.	COLUMBIA COUNTY
JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN Defendant(s)	NO.: 2024-CV-805 <i>2025-EP-2</i>

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI
517 WEST STREET BLOOMSBURG, PA 17815**

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

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ON LINE : bib4assets.com/ColumbiaPASheriffSales . If the sale is postponed, the new date will be announced at the time of sale.

NOTICE OF OWNER'S RIGHTS
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
JASON DIVIRGILIO (et al.)

Case Number
2024CV805

SHERIFF'S RETURN OF SERVICE

02/11/2025 02:37 PM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 517 WEST STREET, BLOOMSBURG, PA 17815.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 11, 2025

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

11TH day of FEBRUARY, 2025

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
DIVIRGILIO, JASON (et al.)

Case Number
2024CV805

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	2
Manner:	< Not Specified >	Expires:	04/29/2025
Notes:	SALE DATE & TIME: 03/19/2025 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	517 WEST STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	
Relation:	
Date:	2/11/25
Time:	14:37
Deputy:	9
Mileage:	

Attorney / Originator:

Name: RAS CITRON LLC	Phone:
-----------------------------	---------------

Service Attempts:

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

Service Attempt Notes:

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

2024CV805

2024CV805

517 WEST STREET, BLOOMSBURG, PA 17815

EXP: 04/29/2025

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 02/04/2025

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

Ad ID: 244740
Description: Silkowski Rankin Sale
Run Dates: 02/26/2025 - 03/12/2025
Class: 0002
Orig User: sshotwel
Words: 753
Lines: 93
Agate Lines: 249
Depth: 10.33
Blind Box:

Total Ad Cost \$1,769.45
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	02/26/2025	03/12/2025	3	1,769.45

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV805

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, MARCH 19, 2025
At 9:00 O'CLOCK A.M.

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

ALL THOSE TWO CERTAIN pieces, parcels and tracts of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO 1

BEGINNING in the eastern line of West Street at corner of land now or late of F.J. Richards;

THENCE extending eastwardly along said Richards line and parallel to Fifth Street, 50 feet to land now or late of the Magee Carpet Company;

THENCE northwardly along said Magee Carpet Company land, 32 feet to other land now or late of Mary F. Caswell;

THENCE westwardly along said Mary F. Caswell land and parallel to said Fifth Street, a distance of 50 feet to the eastern line of said West Street; and

THENCE southwardly along the eastern line of said West Street, 32 feet to the place of beginning.

Improved with a two story frame dwelling house.

TRACT NO. 2:

BEGNNING at a point on the south side of Fifth Street, at corner of E. Caswell, now or late Mrs. Anna Busler lot, 50 feet eastwardly from West Street;

THENCE eastwardly 48.1 feet to lot now or late of Norman E. Faux;

THENCE by same, southwardly 100 feet;

THENCE westwardly parallel with Fifth Street, 48.1 feet to the Busler lot aforesaid;

THENCE by the same, 100 feet northwardly to the place of beginning.

BENG KNOWN AS: 517 WEST STREET BLOOMSBURG, PA 17815

PROPERTY ID: 05W03 15500000

TITLE TO SAID PREMISES IS VESTED EVELYN C. RANKIN AND JACQUELINE A. SILKOWSKI, AS

TENANTS IN COMMON BY DEED FROM CATHERNE E. TOBIN, BY HER ATTORNEYS-IN-FACT

EVELYN C. RANKIN AND JACQUELINE A. SILKOWSKI, DATED MAY 20, 2002 RECORDED MAY 24, 2002 INSTRUMENT NO. 200206310

EVELYN C. RANKIN IS DECEASED, DATE OF DEATH WAS NOVEMBER 16, 2020

JACQUELINE A. SILKOWSKI IS DECEASED, DATE OF DEATH WAS FEBRUARY 1, 2024

PROPERTY ADDRESS: 517 WEST STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W0315500000

Seized and taken into execution to be sold as the property of JASON DIVIRGILIO, EVELYN RANKIN, DECEASED, JACQUELINE SILKOWSKI, DECEASED, DOMINIC RANKIN, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS UNDER EVELYN C. RANKIN, UNKNOWN HEIRS, UNDER JACQULINE A. SILKOWSKI, AMY BACON in suit of CARRINGTON MORTGAGE SERVICES LLC.

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

notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff
RAS CITRON LLC MT. LAUREL, NJ Columbia County, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
DIVIRGILIO, JASON (et al.)

Case Number
2024CV805

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	2
Manner:	Adult in Charge	Expires:	04/29/2025
Notes:	SALE DATE & TIME: 03/19/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	COLUMBIA COUNTY COURT ADMINISTRATOR	
Primary Address:	P.O. BOX 380 35 WEST MAIN STREET BLOOMSBURG, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	GINA LYONS		
Relation:	CLERK		
Date:	1/31/25	Time:	1200
Deputy:	4	Mileage:	

Attorney / Originator:

Name:	RAS CITRON LLC	Phone:	
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Service Attempts:

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

Service Attempt Notes:

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COLUMBIA COUNTY COUR
2024CV805
P.O. BOX 380, 35 WEST MAIN STREET, BLOOMSBURG, PA EXP: 04/29/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
DIVIRGILIO, JASON (et al.)

Case Number
2024CV805

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 2
Manner: Adult in Charge **Expires:** 04/29/2025
Notes: SALE DATE & TIME: 03/19/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY ADULT PROBATION
Primary Address: PO BOX 380
BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: MICHELLE SWETZER
Relation: CLERK
Date: 1/31/25 **Time:** 1200
Deputy: 4 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

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

Service Attempt Notes:

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COLUMBIA COUNTY ADULT

2024CV805

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 04/29/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
DIVIRGILIO, JASON (et al.)

Case Number
2024CV805

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	2
Manner:	Adult in Charge	Expires:	04/29/2025
Notes:	SALE DATE & TIME: 03/19/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	COLUMBIA COUNTY PROTHONOTARY
Primary Address:	PO BOX 380 BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	ROSALIE ANTONIELLO		
Relation:			
Date:	1/31/25	Time:	1204
Deputy:	4	Mileage:	

Attorney / Originator:

Name:	RAS CITRON LLC	Phone:	
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Service Attempts:

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

Service Attempt Notes:

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COLUMBIA COUNTY PROT

2024CV805

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 04/29/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
DIVIRGILIO, JASON (et al.)

Case Number
2024CV805

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 2
Manner: Adult in Charge **Expires:** 04/29/2025 **Warrant:**
Notes: SALE DATE & TIME: 03/19/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

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

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Morgan Knorr
Relation: Clerk
Date: 1/31/25 **Time:** 1202
Deputy: 4 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

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

Service Attempt Notes:

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DOMESTIC RELATIONS OF 2024CV805 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 04/29/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
DIVIRGILIO, JASON (et al.)

Case Number
2024CV805

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	2		
Manner:	Adult in Charge	Expires:	04/29/2025	Warrant:	
Notes:	SALE DATE & TIME: 03/19/2025 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:	LYNNI DEKOR		
Relation:	CLERK		
Date:	1/31/25	Time:	1207
Deputy:	4	Mileage:	

Attorney / Originator:

Name:	RAS CITRON LLC	Phone:	
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Service Attempts:

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

Service Attempt Notes:

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COLUMBIA COUNTY TAX C

2024CV805

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 04/29/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
DIVIRGILIO, JASON (et al.)

Case Number
2024CV805

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 2
Manner: Adult in Charge **Expires:** 04/29/2025
Notes: SALE DATE & TIME: 03/19/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BEVERLY DEITRICH
Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816
Phone: 570-784-1581 **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: 2-4-25 **Time:** 11:08
Deputy: 3 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

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

Service Attempt Notes:

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DEITRICH, BEVERLY

2024CV805

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA EXP: 04/29/2025

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

CARRINGTON MORTGAGE SERVICES LLC
Plaintiff

v.

JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE
A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN;
DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN
Defendant(s)

COURT OF
COMMON PLEAS (

COLUMBIA
COUNTY

NO.: 2024-CV-805

2025-ED-2

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

PREMISES: 517 WEST STREET BLOOMSBURG, PA 17815
(SEE LEGAL DESCRIPTION ATTACHED)

Judgment Amount	\$97,276.42
Interest from 01/09/2025 to (day of sale) _____ (at \$15.99 per diem)	\$ _____ *
Total	\$ _____ *
Interest from (day after sale) _____ at \$15.99 per diem	\$ _____
Costs to be added	\$ _____
Writ Total	\$ _____

Prothonotary

Prothonotary

By: Stephanie Strop/MT
Clerk

Proth & Clerk of Sev. Courts

Date: 1/10/2025 My Com. Ex. 1st Monday of 2028

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

COLUMBIA COUNTY
COURT OF COMMON PLEAS
NO. 2024-CV-805

2025-ED-2

CARRINGTON MORTGAGE SERVICES LLC


v.

JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN

WRIT OF EXECUTION

JUDGMENT AMOUNT	\$97,276.42
Interest from 01/09/2025 to (day of sale) _____ (at \$15.99 per diem)	\$ _____ *
Total	\$ _____ *
Interest from (day after sale) _____ at \$15.99 per diem	\$ _____
Cost to be added	\$ _____
Writ Total	\$ _____
COSTS PAID:	
PROTHONOTARY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHONOTARY	\$ _____

PREMISES TO BE SOLD: 517 WEST STREET BLOOMSBURG, PA 17815

By: 
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
____ Nicole C. Rizzo, Esquire PA ID No. 332712 E-mail nrizzo@raslg.com
____ Cierra Mendez, Esquire PA ID No. 334198 E-mail cmendez@raslg.com
 Danielle R. Dreier, Esquire PA ID No. 335063
ATTORNEY FOR PLAINTIFF
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

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

Case Number: 2024-CV-805

Judgment Amount: \$97,298.35

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

Legal Description

ALL THOSE TWO CERTAIN pieces, parcels and tracts of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO 1:

BEGINNING in the eastern line of West Street at corner of land now or late of F.J. Richards;

THENCE extending eastwardly along said Richards line and parallel to Fifth Street, 50 feet to land now or late of the Magee Carpet Company;

THENCE northwardly along said Magee Carpet Company land, 32 feet to other land now or late of Mary F. Caswell;

THENCE westwardly along said Mary F. Caswell land and parallel to said Fifth Street, a distance of 50 feet to the eastern line of said West Street; and

THENCE southwardly along the eastern line of said West Street, 32 feet to the place of beginning.

Improved with a two story frame dwelling house.

TRACT NO. 2:

BEGINNING at a point on the south side of Fifth Street, at corner of E. Caswell, now or late Mrs. Anna Busler lot, 50 feet eastwardly from West Street;

THENCE eastwardly 48.1 feet to lot now or late of Norman E. Faux;

THENCE by same, southwardly 100 feet;

THENCE westwardly parallel with Fifth Street, 48.1 feet to the Busler lot aforesaid;

THENCE by the same, 100 feet northwardly to the place of beginning.

BEING KNOWN AS: 517 WEST STREET BLOOMSBURG, PA 17815

PROPERTY ID: 05W03 15500000

TITLE TO SAID PREMISES IS VESTED IN EVELYN C. RANKIN AND JACQUELINE A. SILKOWSKI, AS TENANTS IN COMMON BY DEED FROM CATHERINE E. TOBIN, BY HER ATTORNEYS-IN-FACT EVELYN C. RANKIN AND JACQUELINE A. SILKOWSKI, DATED MAY 20, 2002 RECORDED MAY 24, 2002 INSTRUMENT NO. 200206310

EVELYN C. RANKIN IS DECEASED, DATE OF DEATH WAS NOVEMBER 16, 2020

JACQUELINE A. SILKOWSKI IS DECEASED, DATE OF DEATH WAS FEBRUARY 1, 2024



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

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

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

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

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

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

RE: CARRINGTON MORTGAGE SERVICES LLC
V.

JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN

COLUMBIA COUNTY DOCKET NO. 2024-CV-805

Dear Sir or Madam:

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

INSTRUCTIONS FOR SERVICE:

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

Thank you for your assistance in this matter.

Sincerely,

Aaliyah Paxton
Paralegal
apaxton@raslg.com

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

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

CARRINGTON MORTGAGE SERVICES LLC Plaintiff	COURT OF COMMON PLEAS
v.	COLUMBIA COUNTY
JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN Defendant(s)	NO.: 2024-CV-805 2025-ED-2

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI
517 WEST STREET BLOOMSBURG, PA 17815**

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

Your house (real estate) at **517 WEST STREET BLOOMSBURG, PA 17815** is scheduled to be sold at the Sheriff's Sale on March 19th 2025 at 9:00 am, to enforce the court judgment of **\$97,276.42**, obtained by Plaintiff above (the mortgagee) against you.

ON LINE : bib4assets.com/ColumbiaPASheriffSales . If the sale is postponed, the new date will be announced at the time of sale.

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

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

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

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

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

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

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

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

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

CARRINGTON MORTGAGE SERVICES LLC
Plaintiff

COURT OF
COMMON PLEAS C

v.

COLUMBIA
COUNTY

NO.: 2024-CV-805

2025-ED-2

JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE
A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN;
DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN
Defendant(s)

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

PREMISES: 517 WEST STREET BLOOMSBURG, PA 17815
(SEE LEGAL DESCRIPTION ATTACHED)

Judgment Amount	\$97,276.42
Interest from 01/09/2025 to (day of sale) _____ (at \$15.99 per diem)	\$ _____ *
Total	\$ _____ *
Interest from (day after sale) _____ at \$15.99 per diem	\$ _____
Costs to be added	\$ _____
Writ Total	\$ _____
	<i>Prothonotary</i>

Prothonotary

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

Date: 1/10/2025

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

COLUMBIA COUNTY
COURT OF COMMON PLEAS
NO. 2024-CV-805

2025-ED-2

CARRINGTON MORTGAGE SERVICES LLC


v.

JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN

WRIT OF EXECUTION

JUDGMENT AMOUNT	\$97,276.42
Interest from 01/09/2025 to (day of sale) _____ (at \$15.99 per diem)	\$ _____ *
Total	\$ _____ *
Interest from (day after sale) _____ at \$15.99 per diem	\$ _____
Cost to be added	\$ _____
Writ Total	\$ _____
COSTS PAID:	
PROTHONOTARY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHONOTARY	\$ _____

PREMISES TO BE SOLD: 517 WEST STREET BLOOMSBURG, PA 17815

By: 
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
____ Nicole C. Rizzo, Esquire PA ID No. 332712 E-mail nrizzo@raslg.com
____ Cierra Mendez, Esquire PA ID No. 334198 E-mail cmendez@raslg.com
X Danielle R. Dreier, Esquire PA ID No. 335063
ATTORNEY FOR PLAINTIFF
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV805

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 in the Town of Bloomsburg County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, MARCH 19, 2025
AT 9:00 O'CLOCK A.M.

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

ALL THOSE TWO CERTAIN pieces, parcels and tracts of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO 1

BEGINNING in the eastern line of West Street at corner of land now or late of F.J. Richards;

THENCE extending eastwardly along said Richards line and parallel to Fifth Street, 50 feet to land now or late of the Magee Carpet Company;

THENCE northwardly along said Magee Carpet Company land, 32 feet to other land now or late of Mary F. Caswell;

THENCE westwardly along said Mary F. Caswell land and parallel to said Fifth Street, a distance of 50 feet to the eastern line of said West Street; and

THENCE southwardly along the eastern line of said West Street, 32 feet to the place of beginning.

Improved with a two story frame dwelling house.

TRACT NO. 2:

BEGNNING at a point on the south side of Fifth Street, at corner of E. Caswell, now or late Mrs. Anna Busler lot, 50 feet eastwardly from West Street;

THENCE eastwardly 48.1 feet to lot now or late of Norman E. Faux;

THENCE by same, southwardly 100 feet;

THENCE westwardly parallel with Fifth Street, 48.1 feet to the Busler lot aforesaid;

THENCE by the same, 100 feet northwardly to the place of beginning.

BENG KNOWN AS: 517 WEST STREET BLOOMSBURG, PA 17815

PROPERTY ID: 05W03 15500000

TITLE TO SAID PREMISES IS VESTED EVELYN C. RANKIN AND JACQUELINE A. SILKOWSKI, AS

TENANTS IN COMMON BY DEED FROM CATHERNE E. TOBIN, BY HER ATTORNEYS-IN-FACT

EVELYN C. RANKIN AND JACQUELINE A. SILKOWSKI, DATED MAY 20, 2002 RECORDED MAY 24, 2002 INSTRUMENT NO. 200206310

EVELYN C. RANKIN IS DECEASED, DATE OF DEATH WAS NOVEMBER 16, 2020

JACQUELINE A. SILKOWSKI IS DECEASED, DATE OF DEATH WAS FEBRUARY 1, 2024

PROPERTY ADDRESS: 517 WEST STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W0315500000

Seized and taken into execution to be sold as the property of JASON DIVIRGILIO, EVELYN RANKIN, DECEASED, JACQUELINE SILKOWSKI, DECEASED, DOMINIC RANKIN, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS UNDER EVELYN C. RANKIN, UNKNOWN HEIRS, UNDER JACQULINE A. SILKOWSKI, AMY BACON in suit of CARRINGTON MORTGAGE SERVICES LLC.

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

Attorney for the Plaintiff:

RAS CITRON LLC
MT. LAUREL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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: January 29, 2025

Re: Sheriffs Sale Advertising Dates

CARRINGTON MORTGAGE SERVICES LLC

VS.

JACQUELINE A. SILKOWSKI & EVELYN C. RANKIN AND UNKNOWN HEIRS ET AL

No. 805 of 2024 J.D. and No. 2 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	February 26 th 2025
2 nd Week	March 5 th 2025
3 rd Week	March 12 th 2025

SALE DATE: **March 19th 2025 @ 9:00 a.m**

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

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

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

517
West Street
Bloomsburg

65 W03155 000 00

REAL ESTATE OUTLINE

ED # 2025 ED 2

DATE RECEIVED 1-10-25
DOCKET AND INDEX 2024 CV 805

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>
COPY OF DESCRIPTION	<u>X</u>
WHEREABOUTS OF LKA	<u>X</u>
NON-MILITARY AFFIDAVIT	<u>X</u>
NOTICES OF SHERIFF SALE	<u>X</u>
WAIVER OF WATCHMAN	<u>X</u>
AFFIDAVIT OF LIENS LIST	<u>X</u>
CHECK FOR \$1,350.00 OR <u>1,500.00</u>	<u>X</u>

CK# 855 201

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

SALE DATE March 19th TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>Feb 26</u>
	2 ND WEEK	<u>March 5</u>
	3 RD WEEK	<u>March 12</u>

REAL ESTATE OUTLINE

ED # 2025 ED 2

DATE RECEIVED 1-10-2025
DOCKET AND INDEX 2024 CV 805

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u> </u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$ 1,350.00 OR <u>1,500.⁰⁰</u>	<u>X</u>	CK# <u>855 201</u>

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

SALE DATE March 19th TIME 9:00
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER 1ST WEEK _____
 2ND WEEK _____
 3RD WEEK _____

*Waiting for
Non-Military*



COPY

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

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

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

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

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

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

RE: CARRINGTON MORTGAGE SERVICES LLC
V.

JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN; DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN
COLUMBIA COUNTY DOCKET NO. 2024-CV-805

Dear Sir or Madam:

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

INSTRUCTIONS FOR SERVICE:

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

Thank you for your assistance in this matter.

Sincerely,

Aaliyah Paxton
Paralegal
apaxton@raslg.com

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

Case Number: 2024-CV-805

Judgment Amount: \$97,298.35

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

Legal Description

ALL THOSE TWO CERTAIN pieces, parcels and tracts of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO 1:

BEGINNING in the eastern line of West Street at corner of land now or late of F.J. Richards;

THENCE extending eastwardly along said Richards line and parallel to Fifth Street, 50 feet to land now or late of the Magee Carpet Company;

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THENCE eastwardly 48.1 feet to lot now or late of Norman E. Faux;

THENCE by same, southwardly 100 feet;

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THENCE by the same, 100 feet northwardly to the place of beginning.

BEING KNOWN AS: 517 WEST STREET BLOOMSBURG, PA 17815

PROPERTY ID: 05W03 15500000

TITLE TO SAID PREMISES IS VESTED IN EVELYN C. RANKIN AND JACQUELINE A. SILKOWSKI, AS TENANTS IN COMMON BY DEED FROM CATHERINE E. TOBIN, BY HER ATTORNEYS-IN-FACT EVELYN C. RANKIN AND JACQUELINE A. SILKOWSKI, DATED MAY 20, 2002 RECORDED MAY 24, 2002 INSTRUMENT NO. 200206310

EVELYN C. RANKIN IS DECEASED, DATE OF DEATH WAS NOVEMBER 16, 2020

JACQUELINE A. SILKOWSKI IS DECEASED, DATE OF DEATH WAS FEBRUARY 1, 2024

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

FILED
PROTHONOTARY

2025 JAN 10 AM 10:20

CARRINGTON MORTGAGE SERVICES LLC
Plaintiff

CLERK OF COURTS COURT OF
COUNTY OF COLUMBIA COMMON PLEAS C

v.

JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE
A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN;
DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN
Defendant(s)

COLUMBIA
COUNTY

NO.: 2024-CV-805

2025-ED-2


SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 517 WEST STREET BLOOMSBURG, PA 17815

BEING PARCEL NUMBER: 05W03 15500000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: 
____ Nicole C. Rizzo, Esquire PA ID No. 332712
____ Cierra Mendez, Esquire PA ID No. 334198
 Danielle R. Dreier, Esquire PA ID No. 335063
Attorney for Plaintiff

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

FILED
PROTHONOTARY
2025 JAN 10 AM 10:21

CARRINGTON MORTGAGE SERVICES LLC
Plaintiff

CLERK OF COURTS
COUNTY OF COLUMBIA, PA

COURT OF
COMMON PLEAS OF

v.

COLUMBIA
COUNTY

JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE
A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN;
DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN


NO.: 2024-CV-805

Defendant(s)

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

Date: 1/8/25

By: 

Nicole C. Rizzo, Esquire PA ID No. 332712

Cierra Mendez, Esquire PA ID No. 334198

Danielle R. Dreier, Esquire PA ID No. 335063
Attorney for Plaintiff

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

FILED
PROTHONOTARY

2025 JAN 10 AM 10:18

CARRINGTON MORTGAGE SERVICES LLC
Plaintiff

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

COURT OF
COMMON PLEAS (

COLUMBIA
COUNTY

NO.: 2024-CV-805

2025-ED-2

v.

JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE
A. SILKOWSKI; AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN;
DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN
Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

CARRINGTON MORTGAGE SERVICES LLC, Plaintiff in the above action, by the undersigned attorney, **Robertson, Anschutz, Schneid, Crane & Partners, PLLC** sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **517 WEST STREET BLOOMSBURG, PA 17815**.

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

EVELYN C. RANKIN, DECEASED
517 WEST STREET BLOOMSBURG, PA 17815

JACQUELINE A. SILKOWSKI, DECEASED
517 WEST STREET BLOOMSBURG, PA 17815

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

JASON DI VIRGILIO, IN HIS CAPACITY AS HEIR OF JACQUELINE A. SILKOWSKI
517 WEST STREET BLOOMSBURG, PA 17815

AMY BACON, IN HER CAPACITY AS HEIR OF EVELYN C. RANKIN
517 WEST STREET BLOOMSBURG, PA 17815

DOMINIC RANKIN, IN HIS CAPACITY AS HEIR OF EVELYN C. RANKIN
8597 DEANVILLE ROAD BROWN CITY, MI 48416

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN C. RANKIN
517 WEST STREET BLOOMSBURG, PA 17815

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE A. SILKOWSKI
517 WEST STREET BLOOMSBURG, PA 17815

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

NONE

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

CARRINGTON MORTGAGE SERVICES LLC
3900 CAPITAL CITY BLVD, LANSING, MI 48906

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
451 7TH STREET S.W. WASHINGTON D.C. 20410

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

NONE

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

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

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

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

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

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


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

TENANTS/OCCUPANTS
517 WEST STREET BLOOMSBURG, PA 17815

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

NONE

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

By: 
____ Nicole C. Rizzo, Esquire PA ID No. 332712
____ Cierra Mendez, Esquire PA ID No. 334198
 Danielle R. Dreier, Esquire PA ID No. 335063
Attorney for Plaintiff

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 9203 4225 2613 72

Article Number (Transfer from service label)

9589 0710 5270 1849 1002 00

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

XPA DEPT. OF REVENUE

- Agent
- Addressee

B. Received by (Printed Name)

REC'D 1 2025
C. Date of Delivery

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

ii Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

U.S. Treasury Department
 630 Mifflin Street
 Room 3250
 Philadelphia, PA 19130



9590 9402 9203 4225 2611 98

Article Number (Transfer from service label)

9589 0710 5270 1849 1001 94

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

2/14/25
C. Date of Delivery

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

3. Service Type

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

Restricted Delivery

Domestic Return Receipt

7

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

Dominic Rankin
 8597 Deanville Rd
 Brown City, MI 48414



9590 9402 9203 4225 2611 29

9589 0718 5270 1849 1001 63

PS Form 3849, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery

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

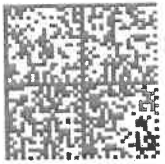
3. Service Type
- Adult Signature Restricted Delivery
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery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

Domestic Return Receipt

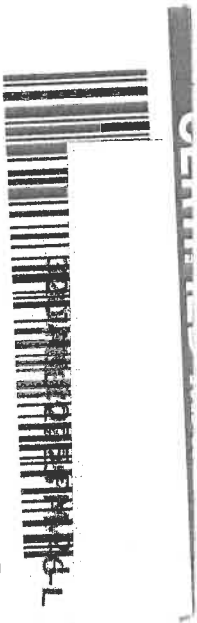
AFTER FIVE DAYS RETURN TO
TIMOTHY T. CHAMBERLAIN
SHERIFF



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



ZIP 17815 \$ 009.64
02 4W
0000379331 JAN 30 2025



9589 0710 5270 1849 1001 63

-R-T-S- 48416-RFS-1N *95 02/20/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
RETURN TO SENDER



*Attempted
2-5-25*

48416-964597





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

Date 01/08/2025

855201
63-8413/2570

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

1,500.00

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

Bloomsburg PA 17815

JPMorgan Chase Bank, N.A.
Miami, FL

AUTHORIZED SIGNATURE

Memo Sheriff Sale D/2024-CV-805/LN#04303/SILKOWSKI, JACQUELINE

⑈855201⑈ ⑆257084⑆⑆⑆⑆ 25017970⑆⑆