

# SHERIFF'S SALE

## Distribution Sheet

PA Housing Finance Agency vs. Law's Bullock, II and Middle Terrel  
 NO. 497-2023 JD \_\_\_\_\_ DATE OF SALE: May 14, 2025  
 NO. 21-2025 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) May 14, 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 Malafesta Development for the price or sum of \$ 100,000.00 Dollars. Malafesta Development LLC 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>100,000.00</u>	
Poundage .....		<u>2000.00</u>	
Transfer Taxes .....		<u>2634.38</u>	
Total Needed to Purchase .....			\$ <u>100,000.00</u>
Amount Paid Down .....			<u>- 0 -</u>
Balance Needed to Purchase .....			<u>100,000.00</u>

**EXPENSES:**

Columbia County Sheriff - Costs .....	\$	<u>503.00</u>	
Poundage .....		<u>2000.00</u>	\$ <u>2503.00</u>
Newspaper .....			<u>2234.75</u>
Printing .....			<u>- 0 -</u>
Solicitor .....			<u>150.00</u>
Columbia County Prothonotary .....			<u>10.00</u>
Columbia County Recorder of Deeds -		Deed copy work	<u>86.75</u>
		Realty transfer taxes	<u>1317.19</u>
		State stamps	<u>1317.19</u>
Tax Collector ( )			<u>397.62</u>
Columbia County Tax Assessment Office .....			<u>15.00</u>
State Treasurer .....			<u>60.00</u>
Other: <u>Web Postings</u>			<u>100.00</u>
<u>Lien Search</u>			<u>250.00</u>

TOTAL EXPENSES: \$ 8441.50

Total Needed to Purchase	\$	<u>100,000.00</u>	
Less Expenses		<u>8441.50</u>	
Net to First Lien Holder		<u>91558.50</u>	
Plus Deposit		<u>2000.00</u>	
Total to First Lien Holder	\$	<u>93558.50</u>	

Sheriff's Office, Bloomsburg, Pa. }

So answers

T.A. Cl

Sheriff

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 276906	Invoice Date: 06/12/2025 9:16:03 AM	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	<b>DEED</b>	\$2,721.13	202504384 06/12/25 9:16:05 AM	GREENWOOD TOWNSHIP
	Grantor - BULLOCK, LEWIS EDWARD -II			
	Grantee - MALATESTA DEVELOPMENT LLC			
	Consideration - \$100,000.00			
	Tax Basis - \$131,719.16			
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$1,317.19		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	BLIGHTED PROPERTY/DEMOLITION FUND	\$15.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	MILLVILLE AREA SCHOOL REALTY TAX	\$658.60		
	GREENWOOD TOWNSHIP	\$658.59		
	Inst Info: SHERIFF DEED			
	<b>TOTAL CHARGES</b>	<u>\$2,721.13</u>		
	<b>PAYMENTS</b>			
	CHECK: 9640 - SHERIFF OFFICE	\$86.75		
	CHECK: 9642 - SHERIFF OFFICE	\$1,317.19		
	CHECK: 9643 - SHERIFF OFFICE	\$1,317.19		
	<b>TOTAL PAYMENTS</b>	<u>\$2,721.13</u>		
	<b>AMOUNT DUE</b>	\$2,721.13		
	PAYMENT ON INVOICE	(\$2,721.13)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



**Plaintiff**  
PENNSYLVANIA HOUSING FINANCE  
AGENCY

vs.

**Defendant**  
LEWIS EDWARD BULLOCK, II  
MICHELE M TERREL

**Attorney for the Plaintiff:**  
PURCELL, KRUG & HALLER  
1719 NORTH FRONT STREET  
HARRISBURG, PA 17102

**Sheriff's Sale Date:** Wednesday, May 14, 2025  
**Sale Number:** 2025ED21  
**Writ of Execution No. :** 2023CV497  
**Advance Sheriff Costs:** \$2,000.00

**Location of the real estate:** 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859,  
GREENWOOD TOWNSHIP

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Poundage	\$2,000.00
Press Enterprise Inc.	\$2,234.75
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	\$195.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$15.00
Surcharge	\$60.00

**Total Sheriff Costs** **\$5,072.75**

## Municipal Costs

Current Taxes **\$397.62**

**Total Municipal Costs** **\$397.62**

## Distribution Costs

Recording Fees	\$86.75
Recorder, Lien Search	\$250.00
Transfer Taxes (Local)	\$1,317.19

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

## Distribution Costs

Transfer Taxes (State)

\$1,317.19

**Total Distribution Costs**

**\$2,971.13**

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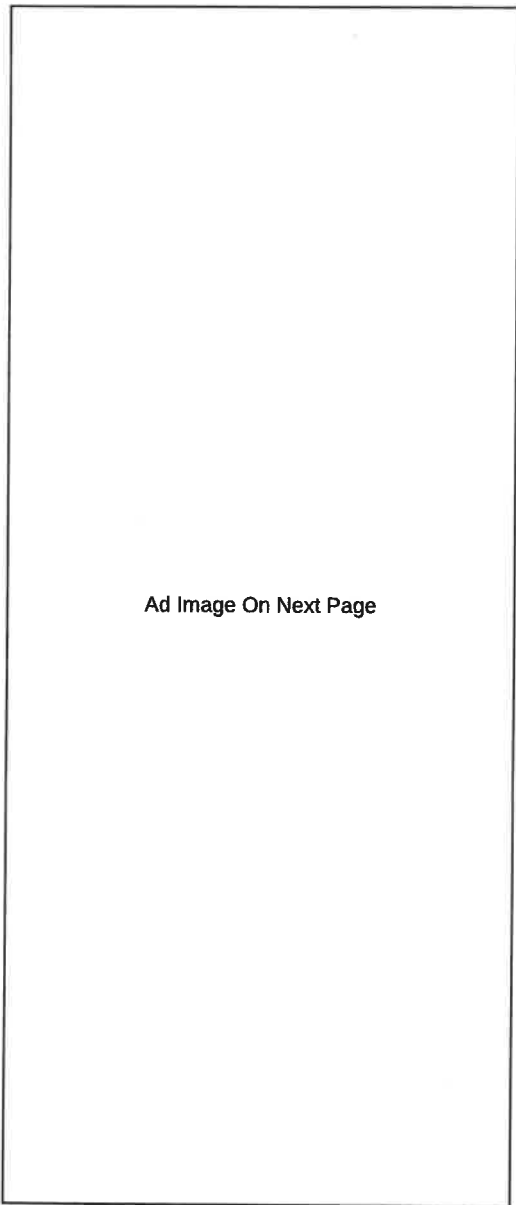
**Grand Total:**

**\$8,441.50**

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

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: Bullock II & Terrel Sale  
Date(s) Published: 04/23/2025, 04/30/2025, 05/07/2025

*[Handwritten signature]*

Sworn and subscribed to before me  
this 8 day of May 20 25.

*[Handwritten signature: Shawn H. Stair (Shawn H. Stair)]*

(Notary Public)

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

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

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

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

570-784-6151

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

PLACING CLASSIFIED ADS... pressenterpriseonline.com

MONDAY MARKETPLACE ADS... IT'S FREE to advertise your merchandise UNDER \$100!

DRIVE-THRU HOURS: 8:00am - 3:00pm

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 20220545

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2023CV497

PUBLIC NOTICE MARK A. KIRKORSKY, P.C. Stephen R. Kopolow, Esq.

WEDNESDAY, MAY 14, 2025 At 9:00 O'CLOCK A.M.

WEDNESDAY, MAY 14, 2025 At 9:00 O'CLOCK A.M.

DISTRICT COURT CLARK COUNTY, NEVADA

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...

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...

AHERN RENTALS, INC. Plaintiff, vs. MULTIFORCE CONSTRUCTION GROUP, LLC. Defendant.

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

ALL that certain lot or piece of ground with buildings and improvements thereon erected in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, being described as follows:

NOTICE YOU HAVE BEEN SUED. THE COURT MAY DECIDE AGAINST YOU WITHOUT YOUR BEING HEARD UNLESS YOU RESPOND WITHIN 20 DAYS.

BEGINNING at a stake on the Southernly side of White Birch Lane, thence along the dividing line of Lots No. 16 and 17, South 0 degrees 24 minutes East, 158 feet to a stake; thence along land of William Frange, North 74 degrees 30 minutes West, 105 feet to a stake; thence along land of said Frange and Lot No. 16, North 15 degrees 18 minutes West, 184 feet to a stake; thence along the Southernly side of White Birch Lane, North 87 degrees 2 minutes East, 100 feet to a stake; thence along the Southernly side of White Birch Lane, by a curve, 15 feet to a stake the place of beginning.

BEGINNING at a "T" nail set in the centerline of Pennsylvania State Route No. 4039, said nail being 25.6 feet east of a course running South 27 degrees 32 minutes 55 seconds West from an iron pipe found on the south property line of lands now or formerly of Doyle E. Musselman, and on the East right-of-way of said State Route No. 4039; thence along said centerline the following courses and distances: South 10 degrees 58 minutes 15 seconds West 400.00 feet to a point; South 14 degrees 23 minutes 40 seconds East, 51.69 feet to a point; South 12 degrees 07 minutes 55 seconds East, 53.64 feet to a point; South 12 degrees 08 minutes 55 seconds West, 99.94 feet to a point; and South 1 degrees 38 minutes 16 seconds West, 97.40 feet to a "plc" nail set in line of other lands now or formerly of Doyle E. Musselman...

TO THE DEFENDANT(S): A Civil Complaint has been filed by the Plaintiff(s) against you for the relief set forth in the Complaint.

CONTAINING 18,810 square feet and being Lot No. 17 in Scott Township, Columbia County, Pennsylvania. Said Description being taken from a survey prepared by A. Carl Motter, R.S. BEING the same premises Arthur S. Hunstinger and Helen K. Hunstinger, husband and wife, granted and conveyed unto Albert J. Kessler and Linda Kessler, husband and wife, on or about March 1, 1971 and recorded in the Columbia County Recorder of Deeds on November 15, 1971 in Book 253, page 1149. AND THE SAID Albert J. Kessler having departed this life on or about June 21, 2016 whereby a portion of law title vested in surviving tenant, Linda Kessler. Linda Kessler departed this life on or about March 1, 2023.

CONTAINING 1,155 acres of land, less 0.130 acre for the right-of-way of S.R. 4039, leaving a net usable area of 1,026 acres of land in all. The above-described parcel of land being subject to the westerly one-half of the right-of-way of Pennsylvania State Route No. 4039 situate on said parcel.

1. If you intend to defend the lawsuit, within 20 days after this Summons is served on you, exclusive of the day of service, you must file the following: (a) File with the Clerk of this Court, whose address is shown below, a formal written response to the Complaint in accordance with the rules of the Court, with the appropriate filing fee. (b) Serve a copy of your response upon the attorney whose name and address is shown below.

BEING known as 2820 White Birch Lane, Bloomsburg, PA 17815 PARCEL: 31-04A-094

CONTAINING 1,155 acres of land, less 0.130 acre for the right-of-way of S.R. 4039, leaving a net usable area of 1,026 acres of land in all. The above-described parcel of land being subject to the westerly one-half of the right-of-way of Pennsylvania State Route No. 4039 situate on said parcel.

2. Unless you respond, your default will be entered upon application of the Plaintiff(s) and failure to so respond will result in a judgment of default against you for the relief demanded in the Complaint, which could result in the taking of money or property or other relief requested in the Complaint.

PROPERTY ADDRESS: 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815 UPI / TAX PARCEL NUMBER: 31-04A-094

PROPERTY ADDRESS: 323 AUSTIN TRAIL, ORANGEVILLE, PA 17659 UPI / TAX PARCEL NUMBER: 17-016-019,7000

3. If you intend to seek the advice of an attorney in this matter, you should do so promptly so that your response may be filed on time.

Seized and taken into execution to be sold as the property of LINDA KESSLER-HERS OF THE ESTATE, ALLEN L. KESSLER, BRIAN P. KESSLER, THE UNKNOWN HEIRS TO LINDA KESSLER DECEASED IN SUITS OF WILMINGTON TRUST NATIONAL ASSOC ET AL.

The above-described parcel of land also being subject to the right of the former grantor, his heirs and assigns, to the use of Maryland Turnpike, Inc. which crosses the northwest corner of said property. All of the above being more fully shown on a draft prepared by Drumheller Surveying dated June 25, 1983, revised July 22, 1989.

4. The State of Nevada, its political subdivisions, agencies, officers, employees, board members, commission members and legislators each have 45 days after service of this Summons within which to file an Answer or other responsive pleading to the Complaint.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff Hill WALLACE LLP Columbia County, Pennsylvania YARDLEY, PA

Attorney for the Plaintiff: PURCELL, KRUG & HALLER Harrisburg, PA 171-234-4178

Submitted by: STEVEN D. GIBSON CLERK OF THE COURT

PUBLIC NOTICE NOTICE OF FAIR HOUSING OFFENSE AND COMPLAINT PROCESS for the BOROUGH OF BERWICK

PUBLIC NOTICE NOTICE OF FAIR HOUSING OFFENSE AND COMPLAINT PROCESS for the BOROUGH OF BERWICK

Jobs Jobs Home Improvement

This notice will serve to advise all residents of the Borough of Berwick the following actions: 1) Restrict a person in any way in access to housing, services or benefits...

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE. The greater of ten (10%) percent of the bid price or costs (topping bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

MAINTENANCE TECHNICIAN Ideal candidate will have: 3+ years electrical background.

If based on race, color, sex (including gender identity and sexual orientation), national origin, religion, familial status (with child), or handicap (disability) is prohibited by Title VIII of the Civil Rights Act of 1968 (Federal Fair Housing Act) and the Pennsylvania Human Relations Act (PHRA) acts the additional protected classes of age, ancestry and use of guide or support animals because of the blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals are considered discriminatory.

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FREE BOOK ESTIMATE #180205 570-851-7993 www.mwconstruction.com

If you are a person with a disability or have Limited English Proficiency and require reasonable accommodation or document translation, please contact the below Fair Housing Officer.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE. The greater of ten (10%) percent of the bid price or costs (topping bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

Lawn Care Services AM SPECIALTY SERVICES Lawn mowing and Landscaping Maintenance 570-441-8928

All residents are hereby notified, the Pennsylvania Human Relations Commission and Philadelphia Regional Office of the U.S. Department of Housing and Urban Development have been designated as the Fair Housing Officers for the Borough of Berwick and that any resident that believes they have been discriminated against under any of the above conditions may file a complaint with the Fair Housing Officer at the following address:

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE. The greater of ten (10%) percent of the bid price or costs (topping bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

VALUE LAWN CARE SERVICES Lawn/Mulch/Strives Free estimates 570-706-6609 Berwick/Bloom/Danville

Per Pennsylvania Human Relations Commission 333 Market Street, 6th Floor Harrisburg, PA 17101-2110 (717) 787-8780 TTY: (717) 787-7279

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Miscellaneous Services We will pick up any UNWANTED CLOTHING for FREE ANY AMOUNT. 570-951-2111

And U.S. Department of Housing and Urban Development Philadelphia Regional Office of Fair Housing and Equal Opportunity The Strawbridge Building 801 Market Street, 12th Floor Philadelphia, PA 19107-3300 (215) 861-7046 (855) 788-2035 TTY: (800) 877-8339 or (215) 869-3450 Email Civil Rights Complaints: Complaints@fheo33.hud.gov

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE. The greater of ten (10%) percent of the bid price or costs (topping bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

Home Improvement EASTERN CONSTRUCTION, LLC Roofing, Siding, Insulation, GUTTERS, Siding, Decks, LICK PA014270 LIC# 071-001419 Call 370-341-7411

Press Enterprise Online classifieds pressenterpriseonline.com/classifieds

Public Notices Public Notice The Berwick Area School District will hold a Budget Committee meeting on May 8, 2025 at 5:00 pm. The meeting will be held in the Board Room, 500 Line Street, Berwick, PA 18503.

Home Improvement GRANT AND BUDGET ANALYST Full Time - Benefits Apply online at www.csk.org/jobs by 5/15/25 EOE

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Home Improvement A-1 ROOFING Siding/Decks/Woodwork Additions & Renovations Small & Big Jobs 180914 570-386-0589

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Home Improvement ELITE CONSTRUCTION 20 years experience Licensed & Insured Roofing, Siding, Decks, Concrete. All types of Construction. Free estimates 212-228-8775 PA#200249

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Home Improvement AA-1 ALL CARPENTRY Haul junk, odd jobs, etc. Bq/matt. 570-759-3578

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Home Improvement BUYING JUNK VEHICLES Berwick/Bloom/Burg Area Web's Towing 759-9737

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Home Improvement TPO DOLLAR PARTS FOR JUNK VEHICLES HEAVY EQUIPMENT Heavy Trail Truck Sales Call 570-780-2035

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PENNSYLVANIA HOUSING FINANCE AGENCY,

Plaintiff

vs.

LEWIS E. BULLOCK, II AND MICHELE M. TERREL,

Defendants

: IN THE COURT OF COMMON PLEAS  
:  
: COLUMBIA, PENNSYLVANIA  
:  
: CIVIL ACTION - LAW  
:  
: NO. 2025-ED-21  
:  
: IN MORTGAGE FORECLOSURE  
:  
: 2023-CV-947  
:

FILED  
PROTHONOTARY  
2025 MAY -8 PM 4:00  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

**ORDER GRANTING MOTION FOR REASSESSMENT OF DAMAGES**

AND NOW, this 8<sup>th</sup> day of May, 2025, upon consideration of the Motion of the Pennsylvania Housing Finance Agency for Reassessment of Damages, it is,

ORDERED:

That reassessment of damages is granted and Plaintiff's in rem judgment is hereby reassessed to \$143,289.92 plus interest and costs. **Defendant shall have no personal liability on the within reassessment.**

BY THE COURT:

Is/Larry E. Norton  
P.J.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



**Plaintiff**  
PENNSYLVANIA HOUSING FINANCE  
AGENCY

vs.

**Defendant**  
LEWIS EDWARD BULLOCK, II  
MICHELE M TERREL

**Attorney for the Plaintiff:**  
PURCELL, KRUG & HALLER  
1719 NORTH FRONT STREET  
HARRISBURG, PA 17102

**Sheriff's Sale Date:** Wednesday, May 14, 2025  
**Sale Number:** 2025ED21  
**Writ of Execution No. :** 2023CV497  
**Advance Sheriff Costs:** \$2,000.00

**Location of the real estate:** 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859,  
GREENWOOD TOWNSHIP

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$2,234.75
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	\$195.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$15.00
Surcharge	\$60.00

**Total Sheriff Costs** \$3,072.75

## Municipal Costs

Current Taxes \$397.62

**Total Municipal Costs** \$397.62

## Distribution Costs

Recording Fees \$86.75

**Total Distribution Costs** \$86.75

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

---

**Grand Total:**

**\$3,557.12**

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

2023-497

SHERIFF'S SALE COST SHEET

VS. \_\_\_\_\_  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN \$15.00  
 SERVICE PER DEF. \$195.00  
 LEVY (PER PARCEL) \$15.00  
 MAILING COSTS \$ 48.00  
 ADVERTISING SALE BILLS & COPIES \$17.50  
 ADVERTISING SALE (NEWSPAPER) \$15.00  
 MILEAGE \$ 16.00  
 POSTING HANDBILL \$15.00  
 CRYING/ADJOURN SALE \$10.00  
 SHERIFF'S DEED \$35.00  
 TRANSFER TAX FORM \$25.00  
 DISTRIBUTION FORM \$25.00  
 COPIES \$ 6.50  
 NOTARY \$ 15.00  
 TOTAL \*\*\*\*\* \$ 453.00

WEB POSTING \$150.00  
 PRESS ENTERPRISE INC. \$ 2234.75  
 SOLICITOR'S SERVICES \$150.00  
 TOTAL \*\*\*\*\* \$ 2534.75

PROTHONOTARY (NOTARY) \$10.00  
 RECORDER OF DEEDS \$ 86.75  
 TOTAL \*\*\*\*\* \$ 96.75

REAL ESTATE TAXES:  
 BORO, TWP & COUNTY 20 \$ 397.62  
 SCHOOL DIST. 20 \$  
 DELINQUENT 20 \$ 15.00  
 TOTAL \*\*\*\*\* \$ 412.62

MUNICIPAL FEES DUE:  
 SEWER 20 \$  
 WATER 20 \$  
 TOTAL \*\*\*\*\* \$ -0-

SURCHARGE FEE (DSTE) \$ 60.00  
 MISC. \_\_\_\_\_ \$  
 \_\_\_\_\_ \$  
 TOTAL \*\*\*\*\* \$ -0-

TOTAL COSTS (OPENING BID) \$ 3557.12

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

LEWIS E. BULLOCK, II  
AND MICHELE M. TERREL,  
DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2023-CV-497

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 4/11/2025, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendant/s herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendant/s by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

LEWIS E. BULLOCK, II  
323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859

MICHELE M. TERREL  
323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859

Citibank, N.A.  
5800 S Corporate Place  
Sioux Falls, SD 57108

Citibank, N.A.  
c/o: Michael J. Dougherty Esquire  
Weltman, Weinberg & Reis CO, LPA  
170 S Independence Mall W Suite 874W  
Philadelphia, PA 19106-3334

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

TENANT/OCCUPANT  
323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859

Cavalry SPV I, LLC  
500 Summit Lake Drive Suite 400  
Valhalla, NY 10595

Cavalry SPV I, LLC  
c/o: David J. Apothaker, Esquire  
Apothaker Scian PC  
100 Century Parkway – Suite 310  
Mt Laurel, NJ 08054

By   
PURCELL, KRUG & HALLER  
Attorneys for Plaintiff  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

**Tax Notice 2025** County & Municipality

**GREENWOOD TWP**  
**MAKE CHECKS PAYABLE TO:**  
 GREENWOOD TOWNSHIP  
 TAX COLLECTOR  
 858 CHESTNUT ROAD  
 MILLVILLE PA 17846

**HOURS:** THURSDAY: 5 PM TO 9 PM  
 MARCH & APRIL OR BY APPT  
 NO PERSONAL CHECKS AFTER DEC. 15

**PHONE: 570-458-5775**

FOR: COLUMBIA County				DATE	BILL NO.	
				03/01/2025	18566	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY	
GENERAL	19,748	14.635	283.23	289.01	317.91	
SINKING		1.5	29.03	29.62	32.58	
TWP RE		4	77.41	78.99	86.89	
The discount & penalty have been calculated for your convenience			<b>PAY THIS AMOUNT</b>	<b>389.67</b>	<b>397.62</b>	<b>437.38</b>
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after	

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

BULLOCK LEWIS E II  
 MICHELE M TERREL  
 323 AUSTIN TRAIL  
 ORANGEVILLE PA 17859

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	10 %
PARCEL: 17 -16 -019-07,000		
323 AUSTIN TRAIL		
1.02 acres	Land	5,465
	Buildings	14,283
	<b>Total Assessment</b>	<b>19,748</b>

This tax returned to courthouse on:  
**January 1, 2026**

**FILE COPY**

If you desire a receipt, send a self-addressed stamped envelope with your payment.  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

**Tax Notice 2025 County & Municipality**  
**GREENWOOD TWP**  
**MAKE CHECKS PAYABLE TO:**  
 GREENWOOD TOWNSHIP  
 TAX COLLECTOR  
 858 CHESTNUT ROAD  
 MILLVILLE PA 17846  
**HOURS:** THURSDAY: 5 PM TO 9 PM  
 MARCH & APRIL OR BY APPT  
 NO PERSONAL CHECKS AFTER DEC. 15  
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<b>PAY THIS AMOUNT</b>			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

BULLOCK LEWIS E II  
 MICHELE M TERREL  
 323 AUSTIN TRAIL  
 ORANGEVILLE PA 17859

	CNTY	TWP	
Discount	2 %	2 %	
Penalty	10 %	10 %	
<b>PARCEL: 17 -16 -019-07,000</b>			
323 AUSTIN TRAIL			
1.02 acres		Land	5,465
		Buildings	14,283
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**January 1, 2026**

**FILE COPY**

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**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

REAL ESTATE OUTLINE

ED # 2025 ED 21

DATE RECEIVED 3-28-2025  
DOCKET AND INDEX 2023 CV 497

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$ <del>1,350.00</del> OR <u>2,000.*</u>	<u>X</u>	CK# <u>255516</u>

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

SALE DATE May 14<sup>th</sup> TIME 9:00

POSTING DATE \_\_\_\_\_

ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>April 23</u>
2 <sup>ND</sup> WEEK	<u>April 30</u>
3 <sup>RD</sup> WEEK	<u>May 7</u>

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: April 1, 2025

Re: Sheriffs Sale Advertising Dates

PENNSYLVANIA HOUSING FINANCE AGENCY  
VS.  
LEWIS E. BULLOCK, II & MICHELE M. TERREL

No. 497 of 2023 J.D. and No. 21 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 <sup>st</sup> Week	APRIL 23 <sup>RD</sup> 2025
2 <sup>nd</sup> Week	APRIL 30 <sup>TH</sup> 2025
3 <sup>rd</sup> Week	MAY 7 <sup>TH</sup> 2025

SALE DATE: **MAY 14<sup>TH</sup> 2025 @ 9:00 a.m**

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

# 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 04/15/2025

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

Ad ID: **273230**  
Description: **Bullock II & Terrel Sale**  
Run Dates: **04/23/2025 - 05/07/2025**  
Class: **0002**  
Orig User: **sshotwel**  
Words: **1090**  
Lines: **118**  
Agate Lines: **315**  
Depth: **13.11**  
Blind Box:

**Total Ad Cost \$2,234.75**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	04/23/2025	05/07/2025	3	2,234.75

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. 2023CV497**

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

**WEDNESDAY, MAY 14, 2025**  
**At 9:00 O'CLOCK A.M.**

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

ALL that certain lot or piece of ground with buildings and improvements thereon erected in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, being described as follows:

BEGINNING at a "pk" nail set in the centerline of Pennsylvania State Route No. 4039, said nail being 259.66 feet distant on a course running South 27 degrees 32 minutes 55 seconds West from an iron pipe found on the south property line of lands now or formerly of Doyle E. Musselman, and on the East right-of-way of said State Route No. 4039; thence along said centerline the following courses and distances: South 15 degrees 58 minutes 15 seconds West, 40.00 feet to a point; South 14 degrees 23 minutes 40 seconds West, 51.69 feet to a point; South 12 degrees 57 minutes 55 seconds West, 53.64 feet to a point; South 12 degrees 08 minutes 55 seconds West, 99.94 feet to a point; and

South 1 1 degrees 38 minutes 15 seconds West, 97.40 feet to a "plc" nail set in line of other lands now or formerly of John A. and Margaret M. Musselman; thence along and through other lands of said Musselman, and passing through a rebar set 25.12 feet from the last mentioned corner, North 80 degrees 00 minutes 00 seconds West, 170.74 feet to a rebar set; thence along and through the same, North 18 degrees 53 minutes 05 seconds East, 175.92 feet to a rebar set; thence along and through the same, North 23 degrees 20 minutes 40 seconds East, 172.99 feet to a rebar set; thence along and through the same, and passing through a rebar set 30.00 feet from the next mentioned corner, South 80 degrees 00 minutes 00 seconds East, 121.07 feet to the place of beginning.

CONTAINING 1.156 acres of land, less 0.130 acres for the right-of-way of S.R. 4039, leaving a net usable area of 1.026 acres of land in all. The above-described parcel of land being subject to the westerly one-half of the right-of-way of Pennsylvania State Route No. 4039 situate on said parcel.

The above-described parcel of land also being subject to the right of the former grantor, his heirs and assigns, to the use of an existing farm road which crosses the northwest corner of said property. All of the above being more fully shown on a draft prepared by Drumheller Surveying dated June 26, 1989, revised July 22, 1989.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING thereon erected a residential trailer/mobile home known and numbered as 323 AUSTIN TRAIL ORANGEVILLE, PA 17859

PARCEL #: 17-016-019,7000

BEING the same premises which Robert C. Ernest, Jr., et ux., by Deed dated June 6, 2018 and recorded and recorded June 8, 2018, Columbia County Recorder of Deeds Instrument No. 2018-04250, granted and conveyed unto Lewis E. Bullock, II and Michele M. Terrel.

TO BE SOLD AS THE property of Lewis E. Bullock, II and Michele M. Terrel under Columbia County Judgment No. 2023-CV-497.

PROPERTY ADDRESS: 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 17-016-0190,7000

Seized and taken into execution to be sold as the property of LEWIS

**EDWARD BULLOCK, II, MICHELE M. TERREL in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.**

**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:  
**PURCELL, KRUG & HALLER**  
HARRISBURG, PA 717-234-4178

**TIMOTHY CHAMBERLAIN, Sheriff**  
Columbia County, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOC  
vs.  
LEGGIERI (DECEASED), MAGGIE / MELISSA (et al.)

Case Number  
2020CV979

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 21

**Manner:** Adult in Charge **Expires:** 07/01/2025

**Notes:** SALE DATE & TIME: 07/16/2025 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:** Jose Joga

**Relation:** Probation officer

**Date:** 4/8/25 **Time:** 10:19

**Deputy:** 8 **Mileage:**

**Attorney / Originator:**

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

**Service Attempts:**

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

**Service Attempt Notes:**

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

COLUMBIA COUNTY ADUL: 2020CV979 PO BOX 380, BLOOMSBURG, PA 17815 EXP: 07/01/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
BULLOCK II, LEWIS EDWARD (et al.)

Case Number  
2023CV497

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:** 21

**Manner:** < Not Specified > **Expires:** 06/26/2025

**Notes:** SALE DATE & TIME: 05/14/2025 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:** Lynn Dixon

**Relation:** Clerk

**Date:** 4/8/25 **Time:** 1620

**Deputy:** 8 **Mileage:**

### Attorney / Originator:

**Name:** PURCELL, KRUG & HALLER **Phone:** 717-234-4178

### Service Attempts:

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

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2023CV497

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 06/26/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
BULLOCK II, LEWIS EDWARD (et al.)

Case Number  
2023CV497

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	21
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	06/26/2025
<b>Notes:</b>	SALE DATE & TIME: 05/14/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

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

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Margen Knorr		
<b>Relation:</b>	Secretary		
<b>Date:</b>	4/8/25	<b>Time:</b>	1304
<b>Deputy:</b>	S	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b>	PURCELL, KRUG & HALLER	<b>Phone:</b>	717-234-4178
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**Service Attempts:**

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

**Service Attempt Notes:**

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

DOMESTIC RELATIONS OF 2023CV497 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 06/26/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
LEWIS EDWARD BULLOCK, II (et al.)

Case Number  
2023CV497

## SHERIFF'S RETURN OF SERVICE

04/01/2025 02:35 PM - SHERIFF TIMOTHY CHAMBERLAIN, 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 EMILY BULLOCK, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR OCCUPANT AT 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859.

SO ANSWERS

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 01, 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

1ST day of APRIL, 2025

Plaintiff Attorney: PURCELL, KRUG & HALLER, 1719 NORTH FRONT STREET, HARRISBURG, PA 17102

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
LEWIS EDWARD BULLOCK, II (et al.)

Case Number  
2023CV497

## SHERIFF'S RETURN OF SERVICE

04/01/2025 02:35 PM - SHERIFF TIMOTHY CHAMBERLAIN, 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 EMILY BULLOCK, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MICHELE M TERREL AT 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859.

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 01, 2025

NOTARY

Affirmed and subscribed to before me this

1ST day of APRIL, 2025

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

Plaintiff Attorney: PURCELL KRUG & HALLER, 1719 NORTH FRONT STREET, HARRISBURG, PA 17102

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
LEWIS EDWARD BULLOCK, II (et al.)

Case Number  
2023CV497

## SHERIFF'S RETURN OF SERVICE

04/01/2025 02:35 PM - SHERIFF TIMOTHY CHAMBERLAIN, 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 EMILY BULLOCK, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LEWIS EDWARD BULLOCK, II AT 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859.

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

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Plaintiff Attorney: PURCELL KRUG & HALLER, 1719 NORTH FRONT STREET, HARRISBURG, PA 17102

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

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Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
LEWIS EDWARD BULLOCK, II (et al.)

Case Number  
2023CV497

## SHERIFF'S RETURN OF SERVICE

04/01/2025 02:35 PM - SHERIFF TIMOTHY CHAMBERLAIN, 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 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859.

SO ANSWERS

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 01, 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

1ST day of APRIL, 2025

Plaintiff Attorney: PURCELL, KRUG & HALLER, 1719 NORTH FRONT STREET, HARRISBURG, PA 17102

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
BULLOCK II, LEWIS EDWARD (et al.)

Case Number  
2023CV497

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 21

**Manner:** Personal **Expires:** 06/26/2025

**Notes:** SALE DATE & TIME: 05/14/2025 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** MICHELE M TERREL

**Primary Address:** 323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859

**Phone:** **DOB:** 12/30/1969

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:** Emily Bullock

**Relation:** Lewis Bullock

**Date:** 4-1-25 **Time:** 1435

**Deputy:** HJC **Mileage:**

**Attorney / Originator:**

**Name:** PURCELL, KRUG & HALLER **Phone:** 717-234-4178

**Service Attempts:**

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

**Service Attempt Notes:**

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

TERREL, MICHELE M

2023CV497

323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

EXP: 06/26/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
BULLOCK II, LEWIS EDWARD (et al.)

Case Number  
2023CV497

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	21
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	06/26/2025
<b>Notes:</b>	SALE DATE & TIME: 05/14/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	LEWIS EDWARD BULLOCK, II
<b>Primary Address:</b>	323 Austin Trail Orangeville, PA 17859
<b>Phone:</b>	DOB: 12/23/1959
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>		<b>Time:</b>	
<b>Deputy:</b>		<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b>	PURCELL, KRUG & HALLER	<b>Phone:</b>	717-234-4178
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**Service Attempts:**

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

**Service Attempt Notes:**

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

BULLOCK II, LEWIS EDWARD

2023CV497

323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

EXP: 06/26/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
BULLOCK II, LEWIS EDWARD (et al.)

Case Number  
2023CV497

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	21
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	06/26/2025
<b>Notes:</b>	SALE DATE & TIME: 05/14/2025 AT 9:00 AM SHERIFF'S SALE BILL		

**Serve To:**

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	323 AUSTIN TRAIL ORANGEVILLE, PA 17859
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>		<b>Time:</b>	
<b>Deputy:</b>		<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> PURCELL, KRUG & HALLER	<b>Phone:</b> 717-234-4178
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**Service Attempts:**

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

**Service Attempt Notes:**

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

POSTING

2023CV497

323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

EXP: 06/26/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
BULLOCK II, LEWIS EDWARD (et al.)

Case Number  
2023CV497

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	21
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	06/26/2025
<b>Notes:</b>	SALE DATE & TIME: 05/14/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	OCCUPANT
<b>Primary Address:</b>	323 Austin Trail Orangeville, PA 17859
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>		<b>Time:</b>	
<b>Deputy:</b>		<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	PURCELL, KRUG & HALLER	<b>Phone:</b>	717-234-4178
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### Service Attempts:

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

### Service Attempt Notes:

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

OCCUPANT

2023CV497

323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

EXP: 06/26/2025

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

LEWIS E. BULLOCK, II  
AND MICHELE M. TERREL,  
DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2023-CV-497

IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

**TO THE SHERIFF OF THE WITHIN COUNTY**

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **323 AUSTIN TRAIL, ORANGEVILLE, PA 17859** as follows:

Amount due pursuant to Judgment	\$126,868.99
<b>TOTAL WRIT</b>	<b>\$126,868.99</b>

PLUS COSTS:

Dated: 3/27/2025

Stephanie Stroup  
PROTHONOTARY Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday of 2028  
By Melissa Traugh  
DEPUTY

(SEAL)

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

LEWIS E. BULLOCK, II  
AND MICHELE M. TERREL,  
DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2023-CV-497

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 4/11/2025, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendant/s herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendant/s by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

LEWIS E. BULLOCK, II  
323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859

TENANT/OCCUPANT  
323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859

MICHELE M. TERREL  
323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859

Cavalry SPV I, LLC  
500 Summit Lake Drive Suite 400  
Valhalla, NY 10595

Citibank, N.A.  
5800 S Corporate Place  
Sioux Falls, SD 57108

Cavalry SPV I, LLC  
c/o: David J. Apothaker, Esquire  
Apothaker Scian PC  
100 Century Parkway – Suite 310  
Mt Laurel, NJ 08054

Citibank, N.A.  
c/o: Michael J. Dougherty Esquire  
Weltman, Weinberg & Reis CO, LPA  
170 S Independence Mall W Suite 874W  
Philadelphia, PA 19106-3334

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

By   
PURCELL, KRUG & HALLER  
Attorneys for Plaintiff  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

LAW OFFICES

*Purcell, Krug & Haller*

1719 NORTH FRONT STREET  
HARRISBURG, PENNSYLVANIA 17102-2392  
TELEPHONE (717) 234-4178  
FAX (717) 234-7512

HOWARD B. KRUG  
(Retired)

JOHN W. PURCELL (1924-2009)

LEON P. HALLER  
JOHN W. PURCELL JR.  
JILL M. WINEKA  
KATIE M. HOUSMAN

LEWIS E. BULLOCK, II  
323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859

MICHELE M. TERREL  
323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859

Citibank, N.A.  
5800 S Corporate Place  
Sioux Falls, SD 57108

Citibank, N.A.  
c/o: Michael J. Dougherty Esquire  
Weltman, Weinberg & Reis CO, LPA  
170 S Independence Mall W Suite 874W  
Philadelphia, PA 19106-3334

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

TENANT/OCCUPANT  
323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859

Cavalry SPV I, LLC  
500 Summit Lake Drive Suite 400  
Valhalla, NY 10595

Cavalry SPV I, LLC  
c/o: David J. Apothaker, Esquire  
Apothaker Scian PC  
100 Century Parkway – Suite 310  
Mt Laurel, NJ 08054

**NOTICE IS HEREBY GIVEN** to the Defendant/s in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

**YOU ARE HEREBY NOTIFIED** that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

**YOU ARE FURTHER NOTIFIED** that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

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

Leon P. Haller PA I.D.15700  
Attorney for Plaintiff

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

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

**IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.**

**IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT**

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

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

North Penn Legal Services - 168 East 5<sup>th</sup> Street - Bloomsburg, PA 17815  
(570) 784-8760

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER  
Attorneys for Plaintiff  
1719 North Front Street, Harrisburg, PA 17102  
(717) 234-4178

ALL that certain lot or piece of ground with buildings and improvements thereon erected in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, being described as follows:

BEGINNING at a "pk" nail set in the centerline of Pennsylvania State Route No. 4039, said nail being 259.66 feet distant on a course running South 27 degrees 32 minutes 55 seconds West from an iron pipe found on the south property line of lands now or formerly of Doyle E. Musselman, and on the East right-of-way of said State Route No. 4039; thence along said centerline the following courses and distances:

South 15 degrees 58 minutes 15 seconds West, 40.00 feet to a point;

South 14 degrees 23 minutes 40 seconds West, 51.69 feet to a point;

South 12 degrees 57 minutes 55 seconds West, 53.64 feet to a point;

South 12 degrees 08 minutes 55 seconds West, 99.94 feet to a point; and

South 11 degrees 38 minutes 15 seconds West, 97.40 feet to a "pk" nail set in line of other lands now or formerly of John A. and Margaret M. Musselman; thence along and through other lands of said Musselman, and passing through a rebar set 25.12 feet from the last mentioned corner, North 80 degrees 00 minutes 00 seconds West, 170.74 feet to a rebar set; thence along and through the same, North 18 degrees 53 minutes 05 seconds East, 175.92 feet to a rebar set; thence along and through the same, North 23 degrees 20 minutes 40 seconds East, 172.99 feet to a rebar set; thence along and through the same, and passing through a rebar set 30.00 feet from the next mentioned corner, South 80 degrees 00 minutes 00 seconds East, 121.07 feet to the place of beginning.

CONTAINING 1.156 acres of land, less 0.130 acres for the right-of-way of S.R. 4039, leaving a net usable area of 1.026 acres of land in all.

The above-described parcel of land being subject to the westerly one-half of the right-of-way of Pennsylvania State Route No. 4039 situate on said parcel.

The above-described parcel of land also being subject to the right of the former grantor, his heirs and assigns, to the use of an existing farm road which crosses the northwest corner of said property. All of the above being more fully shown on a draft prepared by Drumheller Surveying dated June 26, 1989, revised July 22, 1989.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING thereon erected a residential trailer/mobile home known and numbered as 323 AUSTIN TRAIL ORANGEVILLE, PA 17859

PARCEL #: 17-016-,0190,7000-

BEING the same premises which Robert C. Ernest, Jr., et ux., by Deed dated June 6, 2018 and recorded and recorded June 8, 2018, Columbia County Recorder of Deeds Instrument No. 2018-04250, granted and conveyed unto Lewis E. Bullock, II and Michele M. Terrel.

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

LEWIS E. BULLOCK, II  
AND MICHELE M. TERREL,  
DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2023-CV-497  
2025-ED-21

IN MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**  
**PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1**

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (real estate) will be held online as follows:

DATE: MAY 14, 2025

TIME: 9:00 a.m., local prevailing time

LOCATION: **[Bid4Assets.com/ColumbiaPASheriffSales](https://Bid4Assets.com/ColumbiaPASheriffSales)**

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

THE LOCATION of your property to be sold is:

**323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859**

**THE JUDGMENT** under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

**No. 2023-CV-497**

**JUDGMENT AMOUNT \$126,868.99**

**THE NAMES OF THE OWNER(S) OR REPUTED OWNER(S)** of this property:

**LEWIS E. BULLOCK, II AND MICHELE M. TERREL**

**A SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023CV497

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

**WEDNESDAY, MAY 14, 2025**  
**AT 9:00 O'CLOCK A.M.**

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

ALL that certain lot or piece of ground with buildings and improvements thereon erected in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, being described as follows:  
BEGINNING at a "pk" nail set in the centerline of Pennsylvania State Route No. 4039, said nail being 259.66 feet distant on a course running South 27 degrees 32 minutes 55 seconds West from an iron pipe found on the south property line of lands now or formerly of Doyle E. Musselman, and on the East right-of-way of said State Route No. 4039; thence along said centerline the following courses and distances:

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South 14 degrees 23 minutes 40 seconds West, 51.69 feet to a point;

South 12 degrees 57 minutes 55 seconds West, 53.64 feet to a point;

South 12 degrees 08 minutes 55 seconds West, 99.94 feet to a point; and

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UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING thereon erected a residential trailer/mobile home known and numbered as 323 AUSTIN TRAIL ORANGEVILLE, PA 17859

PARCEL #: 17-016-019,7000

BEING the same premises which Robert C. Ernest, Jr., et ux., by Deed dated June 6, 2018 and recorded and recorded June 8, 2018, Columbia County Recorder of Deeds Instrument No. 2018-04250, granted and conveyed unto Lewis E. Bullock, II and Michele M. Terrel.

TO BE SOLD AS THE property of Lewis E. Bullock, II and Michele M. Terrel under Columbia County Judgment No. 2023-CV-497.

PROPERTY ADDRESS: 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 17-016-0190,7000

**Seized and taken into execution to be sold as the property of LEWIS EDWARD BULLOCK, II, MICHELE M TERREL in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.**

**U.S. Postal Service®**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

**U.S. Postal Service®**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2234 0597 74

Certified Mail Fee \$ 485  
Return Receipt (Hardcopy) \$ 410  
Return Receipt (Electronic) \$  
Certified Mail Restricted Delivery \$  
Postage \$ 69  
Total Postage and Fees \$ 9.64

APR 11 Postmark  
Here

Sent to: LEWIS E. BULLOCK, II  
323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859

Reference Information

MSH --- NOS 5/14/25 SS

USPS® ARTICLE NUMBER

9414 7266 9904 2234 0597 67

Certified Mail Fee \$ 485  
Return Receipt (Hardcopy) \$ 410  
Return Receipt (Electronic) \$  
Certified Mail Restricted Delivery \$  
Postage \$ 69  
Total Postage and Fees \$ 9.64

APR 11 2025  
Postmark  
Here

Sent to: MICHELE M. TERREL  
323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859

Reference Information

MSH --- NOS 5/14/25 SS



PENNSYLVANIA HOUSING FINANCE AGENCY v. LEWIS E. BULLOCK, II AND MICHELE M. TERREL  
Columbia County Sale

**U. S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
**(In compliance with Postal Service Form 3877)**

Received from:  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:  
LEWIS E. BULLOCK, II  
323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859

Postmark:

APR 11 2025

**U. S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
**(In compliance with Postal Service Form 3877)**

Received from:  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:  
MICHELE M. TERREL  
323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859

Postmark:

APR 11 2025

**U. S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
**(In compliance with Postal Service Form 3877)**

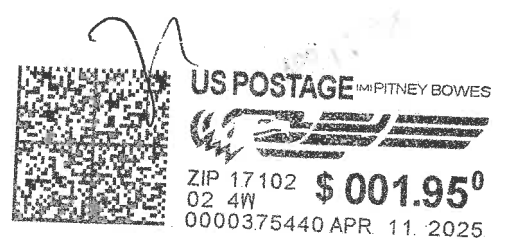
Received from:  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:  
Columbia County Domestic Relations  
11 West Main Street  
Bloomsburg, PA 17815

Postmark:

APR 11 2025



**U. S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
**(In compliance with Postal Service Form 3877)**

Received from:

Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:  
TENANT/OCCUPANT  
323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859

Postmark:

APR 11 2025

**U. S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
**(In compliance with Postal Service Form 3877)**

Received from:

Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:  
Citibank, N.A.  
5800 S Corporate Place  
Sioux Falls, SD 57108

Postmark:

APR 11 2025

**U. S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
**(In compliance with Postal Service Form 3877)**

Received from:

Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:  
Citibank, N.A.  
c/o: Michael J. Dougherty Esquire  
Weltman, Weinberg & Reis CO, LPA  
170 S Independence Mall W Suite 874W  
Philadelphia, PA 19106-3334

Postmark:

APR 11 2025



**U. S. POSTAL SERVICE  
CERTIFICATE OF MAILING  
(In compliance with Postal Service Form 3877)**

Received from:  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:  
Cavalry SPV I, LLC  
500 Summit Lake Drive Suite 400  
Valhalla, NY 10595

Postmark:

APR 11 2025

**U. S. POSTAL SERVICE  
CERTIFICATE OF MAILING  
(In compliance with Postal Service Form 3877)**

Received from:  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:  
Cavalry SPV I, LLC  
c/o: David J. Apothaker, Esquire  
Apothaker Scian PC  
100 Century Parkway – Suite 310  
Mt Laurel, NJ 08054

Postmark:

APR 11 2025

**U. S. POSTAL SERVICE  
CERTIFICATE OF MAILING  
(In compliance with Postal Service Form 3877)**

Received from:  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:  
Robert Spielman, Esquire  
29 E. Main Street  
Bloomsburg, PA 17815-1485

Postmark:

APR 11 2025



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* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Plaintiff

Signature: 

Name: Leon P. Haller, Esquire

Attorney ID No: 15700

07/2024

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

LEWIS E. BULLOCK, II  
AND MICHELE M. TERREL,  
DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2023-CV-497

IN MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **323 AUSTIN TRAIL, ORANGEVILLE, PA 17859**:

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

LEWIS E. BULLOCK, II X  
323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859

MICHELE M. TERREL X  
323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859

2. Name and address of Defendants in the Judgment, if different from that listed. in (1) above: **SAME**

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

/ Citibank, N.A. X  
5800 S Corporate Place  
Sioux Falls, SD 57108

/ Citibank, N.A. X  
c/o: Michael J. Dougherty Esquire  
Weltman, Weinberg & Reis CO, LPA  
170 S Independence Mall W Suite 874W  
Philadelphia, PA 19106-3334

/ Cavalry SPV I, LLC X  
500 Summit Lake Drive Suite 400  
Valhalla, NY 10595

/ Cavalry SPV I, LLC X  
c/o: David J. Apothaker, Esquire  
Apothaker Scian PC  
100 Century Parkway – Suite 310  
Mt Laurel, NJ 08054

4. Name and address of last recorded **holder of every mortgage** of record:  
**PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):**

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

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: **UNKNOWN**

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:

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

X TENANT/OCCUPANT  
323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

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

  
\_\_\_\_\_  
Leon P. Haller PA I.D. #15700  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

ALL that certain lot or piece of ground with buildings and improvements thereon erected in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, being described as follows:

BEGINNING at a "pk" nail set in the centerline of Pennsylvania State Route No. 4039, said nail being 259.66 feet distant on a course running South 27 degrees 32 minutes 55 seconds West from an iron pipe found on the south property line of lands now or formerly of Doyle E. Musselman, and on the East right-of-way of said State Route No. 4039; thence along said centerline the following courses and distances:

South 15 degrees 58 minutes 15 seconds West, 40.00 feet to a point;

South 14 degrees 23 minutes 40 seconds West, 51.69 feet to a point;

South 12 degrees 57 minutes 55 seconds West, 53.64 feet to a point;

South 12 degrees 08 minutes 55 seconds West, 99.94 feet to a point; and

South 11 degrees 38 minutes 15 seconds West, 97.40 feet to a "pk" nail set in line of other lands now or formerly of John A. and Margaret M. Musselman; thence along and through other lands of said Musselman, and passing through a rebar set 25.12 feet from the last mentioned corner, North 80 degrees 00 minutes 00 seconds West, 170.74 feet to a rebar set; thence along and through the same, North 18 degrees 53 minutes 05 seconds East, 175.92 feet to a rebar set; thence along and through the same, North 23 degrees 20 minutes 40 seconds East, 172.99 feet to a rebar set; thence along and through the same, and passing through a rebar set 30.00 feet from the next mentioned corner, South 80 degrees 00 minutes 00 seconds East, 121.07 feet to the place of beginning.

CONTAINING 1.156 acres of land, less 0.130 acres for the right-of-way of S.R. 4039, leaving a net usable area of 1.026 acres of land in all.

The above-described parcel of land being subject to the westerly one-half of the right-of-way of Pennsylvania State Route No. 4039 situate on said parcel.

The above-described parcel of land also being subject to the right of the former grantor, his heirs and assigns, to the use of an existing farm road which crosses the northwest corner of said property. All of the above being more fully shown on a draft prepared by Drumheller Surveying dated June 26, 1989, revised July 22, 1989.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING thereon erected a residential trailer/mobile home known and numbered as 323 AUSTIN TRAIL ORANGEVILLE, PA 17859

PARCEL #: 17-016-,0190,7000-

BEING the same premises which Robert C. Ernest, Jr., et ux., by Deed dated June 6, 2018 and recorded and recorded June 8, 2018, Columbia County Recorder of Deeds Instrument No. 2018-04250, granted and conveyed unto Lewis E. Bullock, II and Michele M. Terrel.

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023CV497

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

**WEDNESDAY, MAY 14, 2025**  
**AT 9:00 O'CLOCK A.M.**

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

ALL that certain lot or piece of ground with buildings and improvements thereon erected in the

Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, being described as follows:

BEGINNING at a "pk" nail set in the centerline of Pennsylvania State Route No. 4039, said nail being 259.66 feet distant on a course running South 27 degrees 32 minutes 55 seconds West from an iron pipe found on the south property line of lands now or formerly of Doyle E. Musselman, and on the East right-of-way of said State Route No. 4039; thence along said centerline the following courses and distances:

South 15 degrees 58 minutes 15 seconds West, 40.00 feet to a point;

South 14 degrees 23 minutes 40 seconds West, 51.69 feet to a point;

South 12 degrees 57 minutes 55 seconds West, 53.64 feet to a point;

South 12 degrees 08 minutes 55 seconds West, 99.94 feet to a point; and

South 11 degrees 38 minutes 15 seconds West, 97.40 feet to a "plc" nail set in line of other lands now or formerly of John A. and Margaret M. Musselman; thence along and through other lands of said Musselman, and passing through a rebar set 25.12 feet from the last mentioned corner, North 80 degrees 00 minutes 00 seconds West, 170.74 feet to a rebar set; thence along and through the same, North 18 degrees 53 minutes 05 seconds East, 175.92 feet to a rebar set; thence along and through the same, North 23 degrees 20 minutes 40 seconds East, 172.99 feet to a rebar set; thence along and through the same, and passing through a rebar set 30.00 feet from the next mentioned corner, South 80 degrees 00 minutes 00 seconds East, 121.07 feet to the place of beginning.

CONTAINING 1.156 acres of land, less 0.130 acres for the right-of-way of S.R. 4039, leaving a net usable area of 1.026 acres of land in all.

The above-described parcel of land being subject to the westerly one-half of the right-of-way of Pennsylvania State Route No. 4039 situate on said parcel.

The above-described parcel of land also being subject to the right of the former grantor, his heirs and assigns, to the use of an existing farm road which crosses the northwest corner of said property. All of the above being more fully shown on a draft prepared by Drumheller Surveying dated June 26, 1989, revised July 22, 1989.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING thereon erected a residential trailer/mobile home known and numbered as 323 AUSTIN TRAIL ORANGEVILLE, PA 17859

PARCEL #: 17-016-019,7000

BEING the same premises which Robert C. Ernest, Jr., et ux., by Deed dated June 6, 2018 and recorded and recorded June 8, 2018, Columbia County Recorder of Deeds Instrument No. 2018-04250, granted and conveyed unto Lewis E. Bullock, II and Michele M. Terrel.

TO BE SOLD AS THE property of Lewis E. Bullock, II and Michele M. Terrel under Columbia County Judgment No. 2023-CV-497.

PROPERTY ADDRESS: 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 17-016-0190,7000

**Seized and taken into execution to be sold as the property of LEWIS EDWARD BULLOCK, II, MICHELE M TERREL in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.**

**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:**  
PURCELL, KRUG & HALLER  
HARRISBURG, PA 717-234-4178

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

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2023-CV-497

PENNSYLVANIA HOUSING FINANCE AGENCY Plaintiff

vs

LEWIS E. BULLOCK, II AND MICHELE M. TERREL Defendants

Real Estate: 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

Municipality: TOWNSHIP OF GREENWOOD

Dimensions: 1.02 ACRES

See Instrument #: 2018-04250

Tax Parcel #: 17-016-,0190,7000-

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE property of Lewis E. Bullock, II and Michele M. Terrel under Columbia County Judgment No. 2023-CV-497.

Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17104  
(717) 234-4178

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendants: **LEWIS E. BULLOCK, II AND MICHELE M. TERREL**

Filed to No. **2023-CV-497**

**INSTRUCTIONS**

This is real estate execution. The property is located at:

**323 AUSTIN TRAIL, ORANGEVILLE, PA 17859**

(A more complete legal description accompanies these documents.)

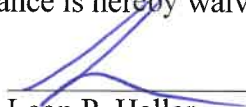
The parties to be served **PERSONALLY** and their addresses are as follows:

**LEWIS E. BULLOCK, II, 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859**  
**MICHELE M. TERREL, 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859**

**WAIVER OF WATCHMAN AND INSURANCE**

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

**NOW, March 26, 2025** the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
\_\_\_\_\_  
Leon P. Haller  
Attorney for Plaintiff  
PA I.D. #15700

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

**IN RE:**

**Michele Mulaney Terrel**

**Debtor 1**

**Chapter: 13**  
**Case No.: 5:25-bk-00220-MJC**

**ORDER DISMISSING CASE**

It appearing that the above named Debtor has failed to file the documents listed below, required pursuant to 11 U.S.C. §521 and Bankruptcy Rule 1007:

Employee Income Records or Certificate of No Payment Advices

**IT IS HEREBY, ORDERED** that the case of the above named Debtor be and is hereby dismissed. The Trustee hereby is discharged from further responsibility in this case, and it is further

**ORDERED** that all pending actions in this case are hereby dismissed.

By the Court,



Mark J. Conway, Bankruptcy Judge  
Dated: March 18, 2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
BULLOCK II, LEWIS EDWARD (et al.)

Case Number  
2023CV497

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	21
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	06/26/2025
<b>Notes:</b>	SALE DATE & TIME: 05/14/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	Dennette Farr		
<b>Primary Address:</b>	858 Chestnut Road Millville, PA 17846		
<b>Phone:</b>	570-458-5775	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	4/2/25	<b>Time:</b>	1345
<b>Deputy:</b>	4	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> PURCELL, KRUG & HALLER	<b>Phone:</b> 717-234-4178
-------------------------------------	----------------------------

**Service Attempts:**

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

**Service Attempt Notes:**

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

FARR, DENNETTE

2023CV497

858 CHESTNUT ROAD, MILLVILLE, PA 17846

EXP: 06/26/2025

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

Vs.

LEWIS E. BULLOCK, II  
AND MICHELE M. TERREL,  
DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2023-CV-497

IN MORTGAGE FORECLOSURE

**BANKRUPTCY ORDER DATED MARCH 18, 2025**

**DISMISSING BANKRUPTCY CASE NO. 5-25-BK-00220-MJC**

# SHERIFF:

## FOR SHF SALE DATE: TBD

I am submitting documentation necessary to schedule a Sheriff's sale of real estate. If you require anything further or have any questions as to content or format, please contact either of the undersigned.

Thank you.

Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

**\* Inquiries should be directed to:**

**Robin Forry @ [rforry@pkh.com](mailto:rforry@pkh.com) or 717-234-4178 x124.**

TO THE SHERIFF OF COLUMBIA COUNTY:

1 of 3

**REQUEST FOR SERVICE**

**DATE: March 26, 2025**

FROM:

Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

CASE CAPTION:

***PENNSYLVANIA HOUSING FINANCE AGENCY***

***VS.***

***LEWIS E. BULLOCK, II AND MICHELE M. TERREL***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

**No. 2023-CV-497**

**SERVICE TO BE MADE ON DEFENDANT: LEWIS E. BULLOCK, II**

**ADDRESS FOR "PERSONAL\*\*\* SERVICE": 323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859**

**\*\*\*SERVE DEFENDANT WITH NOTICE OF SALE.**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

2 of 3

**REQUEST FOR SERVICE**

**DATE: March 26, 2025**

FROM:

Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

CASE CAPTION:

***PENNSYLVANIA HOUSING FINANCE AGENCY***

***VS.***

***LEWIS E. BULLOCK, II AND MICHELE M. TERREL***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

**No. 2023-CV-497**

**SERVICE TO BE MADE ON DEFENDANT: MICHELE M. TERREL**

**ADDRESS FOR "PERSONAL\*\*\* SERVICE": 323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859**

**\*\*\*SERVE DEFENDANT WITH NOTICE OF SALE.**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

3 of 3

**REQUEST FOR SERVICE – post property**

**DATE: March 26, 2025**

FROM:

Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

CASE CAPTION:

***PENNSYLVANIA HOUSING FINANCE AGENCY***

***VS.***

***LEWIS E. BULLOCK, II AND MICHELE M. TERREL***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

**No. 2023-CV-497**

**SERVICE TO BE MADE ON DEFENDANTS: LEWIS E. BULLOCK, II  
MICHELE M. TERREL**

**ADDRESS FOR "POSTING \*\*\* SERVICE": 323 AUSTIN TRAIL  
ORANGEVILLE, PA 17859**

**\*\*\*POST PROPERTY WITH SHERIFF HANDBILL**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff



**Status Report  
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX  
 Birth Date:  
 Last Name: TERREL  
 First Name: MICHELE  
 Middle Name: M  
 Status As Of: Sep-26-2024  
 Certificate ID: 4T2MR2VKYCZ6F22

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

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

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

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

*Sam Yousefzadeh*

Sam Yousefzadeh, Director  
 Department of Defense - Manpower Data Center  
 4800 Mark Center Drive, Suite 04E25  
 Alexandria, VA 22350



**Status Report  
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX  
 Birth Date:  
 Last Name: BULLOCK  
 First Name: LEWIS  
 Middle Name: E  
 Status As Of: Sep-26-2024  
 Certificate ID: J5XYH4L6JDNRRCZ

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

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

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

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

*Sam Yousefzadeh*

Sam Yousefzadeh, Director  
 Department of Defense - Manpower Data Center  
 4800 Mark Center Drive, Suite 04E25  
 Alexandria, VA 22350

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER.

**Purcell, Krug & Haller**  
1719 North Front Street  
Harrisburg, PA 17102

  
First National Bank  
60-1809/433

CHECK NO. 255516  
CHECK DATE 03/24/2025

255516

**PAY** Two thousand and NO/100\*\*\*\*\*

CHECK AMOUNT  
\$2,000.00

TO THE ORDER OF COLUMBIA COUNTY SHERIFF



VOID AFTER 90 DAYS

  
AUTHORIZED SIGNATURE

MP

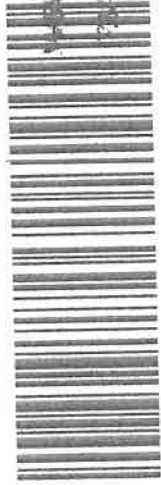
⑈ 255516⑈ ⑆043318092⑆ 513209312⑈

2023CV497

AFTER FIVE DAYS RETURN TO  
**TIMOTHY T. CHAMBERLAIN**  
SHERIFF



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



9589 0710 5270 2971 1898 80



US POSTAGE <sup>TM</sup> PITNEY BOWES  
ZIP 17815 \$ 009.64<sup>0</sup>  
02 4W  
0000379331 APR 02 2025

**Cavalry SPV I, LLC**

-R-T-S- 10595-RFS-1N

04/07/25

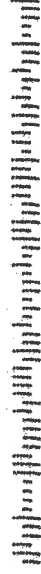
RETURN TO SENDER  
UNABLE TO FORWARD  
UNABLE TO FORWARD  
RETURN TO SENDER

\* R.L.S.\*

*POB*



10595-232100

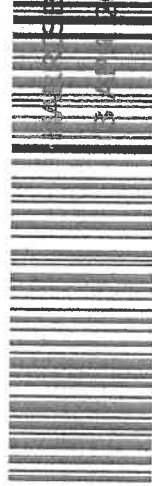


**CERTIFIED MAIL**

AFTER FIVE DAYS RETURN TO  
**TIMOTHY T. CHAMBERLAIN**  
SHERIFF



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



9589 0710 5270 2971 1898 80



US POSTAGE <sup>TM</sup> PITNEY BOWES  
ZIP 17815 \$ 009.64<sup>0</sup>  
02 4W  
0000379331 APR 02 2025

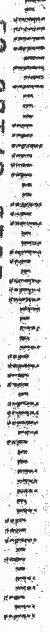
**Citibank N.A.**  
c/o Michael J. Dougherty Esq.  
170 S. Independence Mall.W.  
Suite 874 w  
Philadelp

PHILADELPHIA 171 DE 1 6824/12/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

EC: 1781593888 \*2923-07180-03-27

10595-232100



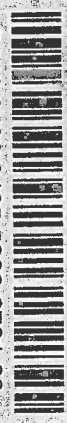
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD DOTTED LINE

**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.

1. Article Addressed to:

Welman Weinberg & Reis  
 170 S. Independence Mall W,  
 Suite 74W  
 Philadelphia PA 19104



9590 9402 9405 5002 6731 00

2. Article Number (Transfer from service label)

9589 0710 5270 2971 1898 80

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

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent
- B. Received by (Printed Name)  Addressee
- 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
- Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

MAIL DELIVERY ADDRESS, RETURN ADDRESS, AND ZIP CODE OF THE OFFICE OF THE POSTMASTER GENERAL

**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:

Cavalry SPVI, LLC  
 500 Summit Lake Dr  
 Suite 400  
 Valhalla, NY 10595



9590 9402 9405 5002 6730 49

2. Article Number (Transfer from service label)

9589 0710 5270 2971 1898 59

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

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent
- B. Received by (Printed Name)  Addressee
- 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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

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



9590 9402 9405 5002 6729 74

Article Number (Transfer from service label)

9589 0710 5270 2971 1899 03

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

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

B. Received by (Printed Name): *APR 15 2021*  
C. Date of Delivery: *APR 15 2021*

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

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:

Citibank N.A.  
5800 S. Corp. Place  
Sioux Falls, SD 57108



9590 9402 9405 5002 6731 17

Article Number (Transfer from service label)

9589 0710 5270 2971 1898 66

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:

Apotheker Scian PC  
100 Century Parkway  
Suite 310  
Mt. Laurel, NJ 08054



9590 9402 9405 5002 6730 32

Article Number (Transfer from service label)

9589 0710 5270 2971 1898 73

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature: *S. Curran*  Agent  Addressee

B. Received by (Printed Name): *S. Curran*  
C. Date of Delivery: *4-7*

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

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

Domestic Return Receipt

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

Domestic Return Receipt

USPS Priority Mail Department  
6902 Street  
Pittsburgh, PA 15106

9590 9402 9405 5002 6729 81

9589 0710 5270 2971 1899 10

3. Service Type

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

Mail Restricted Delivery

B. Received by (Printed Name): *[Signature]*

C. Date of Delivery: *4/12/21*

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

1. Article Addressed to:

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

9590 9402 9405 5002 6729 98

9589 0710 5270 2971 1899 27

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

B. Received by (Printed Name): *[Signature]*

C. Date of Delivery: *4/5/21*

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

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.

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.

APA DEPT. OF REVENUE  
B. Received by (Printed Name)  
C. Date of Delivery  
D. Is delivery address different from item 1? Yes No