

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 282381
Customer:
SHERIFF OFFICE

Invoice Date: 03/24/2026 11:18:37 AM
Last Change:

RECEIPT
Receipt By: WALK-IN

Reg/Drw ID: 0102
By: LA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$2,294.63	202602260 03/24/26 10:22:05 AM	BERWICK BORO
	Grantor - LEGGIERI, MAGGIE			
	Grantee - MALATESTA DEVELOPMENT LLC			
	Consideration -	\$75,304.00		
	Tax Basis -	\$110,344.41		
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$1,103.44		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$41.25		
	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		
	BERWICK AREA SCHOOL REALTY TAX	\$551.72		
	BERWICK BORO	\$551.72		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	\$2,294.63		
	PAYMENTS			
	CHECK: 9777 - SHERIFF OFFICE	\$1.00		
	CHECK: 9773 - SHERIFF OFFICE	\$86.75		
	CHECK: 9775 - SHERIFF OFFICE	\$1,103.44		
	CHECK: 9776 - SHERIFF OFFICE	\$1,103.44		
	TOTAL PAYMENTS	\$2,294.63		
	AMOUNT DUE	\$2,294.63		
	PAYMENT ON INVOICE	(\$2,294.63)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S SALE

Distribution Sheet

US Bank NA vs. Melissa Leggieri
 NO. 979-2020 JD DATE OF SALE: _____
 NO. 24-2025 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) September 10, 2025 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Malatesta Development, LLC for the price or sum of \$ 75304.00 Dollars. Malatesta 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>75304.00</u>	
Poundage		<u>1506.08</u>	
Transfer Taxes		<u>2206.88</u>	
Total Needed to Purchase	\$	<u>75304.00</u>	
Amount Paid Down		<u>-0-</u>	
Balance Needed to Purchase		<u>75304.00</u>	

EXPENSES:

Columbia County Sheriff - Costs	\$	<u>513.50</u>	
Poundage		<u>1506.08</u>	
Newspaper		<u>2019.58</u>	
Printing		<u>1642.55</u>	
Solicitor		<u>-0-</u>	
Columbia County Prothonotary		<u>150.60</u>	
Columbia County Recorder of Deeds -		<u>10.00</u>	
Deed copy work		<u>86.75</u>	
Realty transfer taxes		<u>1103.44</u>	
State stamps		<u>1103.44</u>	
Tax Collector ()		<u>-0-</u>	
Columbia County Tax Assessment Office		<u>151.00</u>	
State Treasurer		<u>40.00</u>	
Other: <u>Sewer</u>		<u>263.67</u>	
<u>Tien Search</u>		<u>250.00</u>	
<u>web posting</u>		<u>100.00</u>	
TOTAL EXPENSES:	\$	<u>6784.43</u>	

Total Needed to Purchase	\$	<u>75304.00</u>	
Less Expenses		<u>6784.43</u>	
Net to First Lien Holder		<u>68519.57</u>	
Plus Deposit		<u>2000.00</u>	
Total to First Lien Holder	\$	<u>70519.57</u>	

Sheriff's Office, Bloomsburg, Pa. }

So answers

_____ Sheriff

Fred M Malatesta
374 Martzville Rd
Berwick, PA 18603

2327

60-712/313

3/17/20 26



PAY TO THE
ORDER OF

Columbia County Sheriff

\$ 67,773.60

Sixty seven thousand seven hundred seventy three

60/100



Security
Features
Details on
back.

First Keystone Community Bank

FOR 228 E. 8th St. 2020 CV 979

⑆031307125⑆ 01 91318 506⑈ 2327

7

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH, PA

U.S. BANK NATIONAL ASSOCIATION :
AS TRUSTEE FOR STRUCTURED :
ASSET SECURITIES CORPORATION :
MORTGAGE PASS-THROUGH :
CERTIFICATES, SERIES 2005-AR1, :
PLAINTIFF :

vs. :

PETER LEGGIERI IN HIS CAPACITY :
AS HEIR OF MELISSA LEGGIERI, :
Et al, :
DEFENDANTS :

CIVIL ACTION - LAW

NO. 2020-CV-979

FILED PROTH. COL. COUNTY, PA
FEB 10 2026 PM 3:27

ORDER

AND NOW, to-wit, this 10th day of February, 2026, after review of the record and argument by the parties on the issue of whether the Order of Court dated August 27, 2025, acted as a STAY of the September 10, 2025, Sheriff Sale of the property located at 228 East 8th Street, Berwick, Pennsylvania, 18603, it is hereby ORDERED and DECREED as follows:

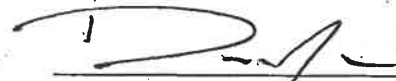
1. The Order of Court dated August 27, 2025¹, did not act as a stay of the September 10, 2025, Sheriff Sale;
2. Defendant's "Order to Show Cause" filing of August 29, 2025, in which he states he is petitioning the "Court for an order to show cause why the current case should not be restored to the calendar for a hearing...", is determined by this Court to be a request to open the default judgment;

¹ The Undersigned was not the signatory on the Order and was not the scheduler of the hearing. However, if the Court intended the Order to be a stay of the sale, the Undersigned must believe that the Court would have so ordered.

3. A Hearing on the Defendant's request to open the default judgment shall be held on March 3rd, 2026, at 11:30 a.m. in Courtroom number Three (3) of the Columbia County Courthouse, Bloomsburg, Pennsylvania 17815; and;


4. Counsel may attend the hearing via Zoom upon email request to msmith@columbiapa.org and carbon copying Opposing Counsel.


BY THE COURT:





HONORABLE DAVID C. JAMES J.

APPEARANCES:

 ✓ Leah D. Zawasky Sally, Esq.
133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
-via 1st Class Mail

 ✓ George Westervelt, JR, Esq.
706 Monroe Street
Stroudsburg, PA 18360
-via 1st Class Mailing

 ✓ Peter Leggeri, Jr.
103 Saint Marks Pl., APT. 3C
New York, NY 10009
-via 1st Class Mailing

 ✓ Freddie Malatesta
374 Martzville Rd.
Berwick, PA 18603
-via 1st Class Mailing

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC
vs.
MAGGIE / MELISSA LEGGIERI (DEC)

Case Number
2020CV979

PROPERTY ADDRESS

228 EAST 8TH STREET, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
04/02/2025	Advance Fee	Advance Fee	856582	\$0.00	\$2,000.00
04/02/2025	Advertising Sale (Newspaper)			\$15.00	\$0.00
04/02/2025	Advertising Sale Bills & Copies			\$17.50	\$0.00
04/02/2025	Crying Sale			\$10.00	\$0.00
04/02/2025	Docketing			\$15.00	\$0.00
04/02/2025	Levy			\$15.00	\$0.00
04/02/2025	Mailing Costs			\$30.00	\$0.00
04/02/2025	Posting Handbill			\$15.00	\$0.00
04/02/2025	Poundage			\$1,506.08	\$0.00
04/02/2025	Press Enterprise Inc.			\$1,642.55	\$0.00
04/02/2025	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
04/02/2025	Sheriff Automation Fund			\$50.00	\$0.00
04/02/2025	Sheriff's Deed			\$35.00	\$0.00
04/02/2025	Solicitor Services			\$150.00	\$0.00
04/02/2025	Transfer Tax Form			\$25.00	\$0.00
04/02/2025	Web Posting			\$100.00	\$0.00
06/25/2025	Service			\$210.00	\$0.00
06/25/2025	Service Mileage			\$24.00	\$0.00
06/25/2025	Distribution Form			\$25.00	\$0.00
06/25/2025	Copies			\$7.00	\$0.00
06/25/2025	Notary Fee			\$10.00	\$0.00
06/25/2025	Tax Claim Search			\$15.00	\$0.00
06/25/2025	Surcharge			\$40.00	\$0.00
06/25/2025	Sewer			\$263.67	\$0.00
06/25/2025	Recording Fees			\$86.75	\$0.00
07/11/2025	Continued or Cancelled Sale	Postponed to: 9/10/2025		\$10.00	\$0.00
09/29/2025	Recorder, Lien Search			\$250.00	\$0.00
09/29/2025	Transfer Taxes (Local)			\$1,103.44	\$0.00
09/29/2025	Transfer Taxes (State)			\$1,103.44	\$0.00
				\$6,784.43	\$2,000.00
TOTAL BALANCE:				\$(4,784.43)	

U.S. BANK NATIONAL ASSOCIATION as
Trustee for Structured Assets Securities
Corporation Mortgage Pass- Through
Certificates, Series 2005-AR1
Plaintiff

: IN THE COURT OF COMMON PLEAS
: 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY, PENNSYLVANIA
:
: NO. 2020-CV-979
: CIVIL ACTION

v.

PETER LEGGERI, MELISSA LEGGERI,
ET. AL,

Defendant

FILED PROTH. COLUMBIA CO. PA
AUG 28 2025 PM3:07

via
certified
mailing
(ms)

ORDER

AND NOW, to wit, on this 27th day of August 2025, upon consideration of the
Defendants Order to Show Cause, filed August 25, 2025, a hearing is hereby scheduled for the
2nd day of December, 2025, at 9:30 o'clock A.m in the
Columbia County Court of Common Pleas, Bloomsburg, Pennsylvania.

BY THE COURT:

(ms) Anthony J. McDonald J.

HON. ANTHONY J. MCDONALD

Notice of entry of this Order
Shall be provided to all parties
By the moving party.

U.S. BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-AR1

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY
NO: 2020
CV-979

PLAINTIFF

PETER LEGGIERI, MELISSA LEGGIERI,
ET. AL

PETER LEGGIERI IN HIS CAPACITY AS
HEIR OF MELISSA LEGGIERI:
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
MELISSA LEGGIERI

DEFENDANTS

ORDER TO SHOW CAUSE

I, Peter Leggieri, on behalf of Melissa Leggieri and myself petition this court for an order to show cause why the sheriff's sale of the property located at 228 E. 8th St. Berwick PA 18603, as scheduled to take place on September the 10th 2025 should be canceled. Furthermore, the defendants petition the court for an order to show cause why the current case should not be restored to the calendar for a hearing on the merits. Defendants make this request because Melissa Leggieri has died and extraordinary medical problems have afflicted Peter Leggieri which rendered him incapable of making a proper answer to the Plaintiff's lies. Mr. Leggieri suffered from the flu, double lung pneumonia, retinal degeneration and lung cancer. He is a widower, living alone, and 83 years old. He is being treated by doctors at Geisinger Medical Center and is scheduled to begin his lung cancer treatments on August the 25th, 2025. Aside from Defendant's medical problems, Plaintiff has misled the Court by swearing in its amended complaint filed on October 10, 2024 as follows:

"7. The Mortgage is in default because monthly payments of principal and interest are due and unpaid for June 01, 2019 and each month thereafter and by the terms of the Mortgage, upon failure of Defendant mortgagor to make such payments the entire principal balance and all interest due thereon are collectible forthwith." {EXHIBIT 1}

Since June 1, 2019 Defendants have made each and every monthly payment on time and in an amount that exceeded the sum required under the modified mortgage of 2010. Defendants informed the Court of the payments in their answer of 2020 and again in their answer of 2023. Defendants believed that the Court knew or should have known that the monthly mortgage payments were always paid in good faith and on time.

From May 2019 to December 2019 Plaintiff received eight monthly payments totaling \$3,745.91;

From January 2020 to December 2020 Plaintiff received twelve monthly payments totaling \$5,643.96;

From January 2021 to December 2021 Plaintiff received twelve monthly payments totaling \$5,788.80;

From January 2022 to December 2022 Plaintiff received twelve monthly payments totaling \$5,788.80;

From January 2023 to December 2023 Plaintiff received twelve monthly payments totaling \$5,843.16;

From January 2024 to December 2024 Plaintiff received twelve monthly payments totaling \$5,951.88; and

From January 2025 to August 1, 2025 Plaintiff received eight monthly payments totaling \$3,967.92.

In total between May 2019 and August 1, 2025 Plaintiff received approximately \$36,730.43 from Defendants. However, Plaintiff chose to follow its predatory lender roots by returning all checks to Defendants so Plaintiff could falsely claim non-payment of the mortgage and unjustly enrich itself with return fees, late fees, interest fees, etc. In 2023, when the Plaintiff sought to recover the same mortgage payments it had in hand but returned to Defendants in order add on bogus charges and fees, this Court rejected Plaintiff's claims.

Since the original mortgage a list of mortgage servicers have come and gone under questionable circumstances. The immediate predecessors to Plaintiff were Newco and Ocwen (Newco spelled backwards). Those two mortgage servicers were sued by the attorneys generals of 35 states in two separate federal courts. Both courts found the mortgage servicers to be predatory lenders and banned them from doing business in 35 states of the United States, one of which was Pennsylvania. This is the origin of this case.

In declaring Newco and Ocwen to be predatory lenders, the courts revealed that Melissa Leggieri had been defrauded at least two different ways. However, the courts refused to tell her the ways in which she was defrauded, and the amount of money fraudulently taken from her.

At this point Melissa Leggieri was diagnosed with "delusion" which has symptoms similar to Alzheimers, and PHH mortgage services took over her mortgage. However, the plaintiff PHH refused to tell Melissa Leggieri the way in which she was defrauded and the amount of money that was fraudulently taken from her. Point of fact the plaintiff adopted and embraced and took as its own all of the fraudulent financial statements made by Newco and Ocwen. It is the defendants position that by assuming the fraudulent benefits of Newco and Ocwen, plaintiff PHH also became a predatory lender willing to continue the fraudulent ways of its predecessors. It was just another way the plaintiff sought to unjustly enrich itself. To add insult to injury, the federal government, knowing that Ocwen was a predatory lender, granted them 660 million dollars supposedly to help homeowners in financial distress. Although Melissa Leggieri was such a homeowner in distress, she received no help from Ocwen or plaintiff PHH. In fact plaintiff used its position as mortgage servicer to unilaterally disregard the 2.15% annual percentage of the modified mortgage of 2010, and to torment and harass and old woman, Melissa Leggieri, who suffered from a very serious mental condition. Although it was receiving good faith payments on a regular monthly basis, they continued to relentlessly threaten her with foreclosure and eviction. I had to watch her torment at the hands of the plaintiff, particularly seeing her look out the window for "them". When I asked who "them" was, she would say, "it's the mortgage people, they are coming to make me homeless." This was almost a daily occurrence and it demonstrates the depth of their barbaric nature and lack of humanity in the plaintiff's quest of money.

Therefore, the defendants request that the court declares the plaintiff, PHH Mortgage Servicers, to be predatory lenders and as such have unclean hands. Plaintiffs refusal of regular payments, which they returned to defendants, should be considered as gifts from the plaintiff to the defendants and such gift monies should be deducted from the total mortgage in the amount of \$36,730.43. Furthermore, the court should not award the plaintiff any costs and charges that plaintiff used to inflate the amount owed by the defendants.

Defendants request that the court award punitive damages against plaintiff, PHH Mortgage Company, for its unwarranted mental harassment of Melissa Leggieri in the sum of \$723,000. The defendants request that all court cost, fees, and charges be born by the plaintiff and that the court grant defendants all additional relief which it deems fair and justified.



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

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

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

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

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

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

Re: **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES
2005-AR1**

vs.

**PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER
LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR
INTEREST FROM OR UNDER MELISSA LEGGIERI**

**Property: 228 EAST 8TH STREET. BERWICK, PA 18603
COLUMBIA County C.C.P. No.: 2020-CV-979
Sheriff's Sale Date: September 10, 2025**

Dear Sir or Madam:

As you know, the above referenced property was purchased by a third party at the **September 10, 2025** sheriff's sale for **\$75,304.00**.

Please be advised the plaintiff, **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED
ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-AR1**

is entitled to recoup **\$76,389.59**. That figure represents the total mortgage debt as of the date of sheriff's sale.

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

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

Sincerely,

Edward Cotter

Ed Cotter
Post-Sale Legal Assistant
PAPostSale@raslg.com



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

Date: 07/08/2025

Fee: \$15.00

Cert. NO: 49790

LEGGIERI MELISSA
228 E EIGHTH STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 0738 - 0026
Location: 228 E 8TH ST PT LOT 3
Parcel Id: 04A-04 -070-00,000

Assessment: 15,741
Balances as of 07/08/2025

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

By: CC Sheriff

Per: _____

04 A.04 - 070

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida professional limited liability company

ATTORNEYS FOR PLAINTIFF
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NJ 08054
855-225-6906

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-AR1
Plaintiff

COURT OF
COMMON
PLEAS OF
COLUMBIA
COUNTY

v.

NO.: 2020-
CV-979

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA
LEGGIERI; PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF
MELISSA LEGGIERI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI
Defendant(s)

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

Owner(s): PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER
LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING
RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI

Property: 228 EAST 8TH STREET, BERWICK, PA 18603

Improvements: RESIDENTIAL DWELLING

Judgment amount: \$63,568.23

**The above captioned property is scheduled to be sold at the COLUMBIA County Sheriff's
Sale on July 16, 2025 at 9:00AM, to enforce the Court Judgment of \$63,586.23, obtained by
the Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County
Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may
hold a mortgage or judgment on the property, which will be extinguished by the sale. You
may wish to attend the sale to protect your interests.**

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

*Tx del taxer
No del taxer
02-25-20*

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

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

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

Cierra Mendez, Esquire, PA ID No. 334198

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

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-AR1
Plaintiff

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA
LEGGIERI; PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF
MELISSA LEGGIERI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI
Defendant(s)

COURT OF
COMMON
PLEAS OF
COLUMBIA
COUNTY

NO.: 2020-
CV-979

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

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

1. On 06/18/2025, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant(s) by a private process server. A copy of the(se) service return(s) is/are attached hereto and made part hereof as Exhibit "A."
2. On 05/09/2025, a copy of the Notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made part hereof as Exhibit "B."
3. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "C."

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

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

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

Date: 8/6/2025

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

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

Cierra Mendez, Esquire, PA ID No. 334198

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

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-AR1
Plaintiff

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA
LEGGIERI; PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF
MELISSA LEGGIERI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI
Defendant(s)

COURT OF
COMMON
PLEAS OF
COLUMBIA
COUNTY

NO.: 2020-
CV-979

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR1, Plaintiff in the above action, by the undersigned attorney, **Robertson, Anschutz, Schneid, Crane & Partners, PLLC** sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **228 EAST 8TH STREET BERWICK, PA 18603**.

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

Melissa Leggieri, Deceased
228 East 8th Street, Berwick, PA 18603

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

Peter Leggieri, In His Capacity as Heir of Melissa Leggieri
228 East 8th Street, Berwick, PA 18603

Peter Leggieri, In His Capacity as Heir of Melissa Leggieri
103 Saint Marks Place, Apt. 3C, New York, NY 10009

Peter Leggieri, In His Capacity as Heir of Melissa Leggieri
228 East 8th Street, Berwick, PA 18603

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right,
Title, or Interest from or under Melissa Leggieri
228 East 8th Street, Berwick, PA 18603

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

None

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

U.S. Bank National Association, As Trustee For Structured Asset Securities Corporation
Mortgage Pass-Through Certificates, Series 2005-Ar1
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409

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

None

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

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

Tenants/Occupants
228 East 8th Street
Berwick, PA 18603

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

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

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

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

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

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

Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

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

None

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

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

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

Cierra Mendez, Esquire, PA ID No. 334198

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

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-AR1
Plaintiff

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA
LEGGIERI; PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF
MELISSA LEGGIERI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI
Defendant(s)

COURT OF
COMMON
PLEAS OF
COLUMBIA
COUNTY

NO.: 2020-
CV-979

AFFIDAVIT OF SERVICE

The undersigned hereby certifies Defendant(s) PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI was served a true and correct copy of the above-captioned Notice of Sale in accordance with the Court Order dated 12/26/2024 & 06/24/2025, as follows:

By sending certified and regular mail on 05/02/2025 & 07/03/2025 to the following address(s):

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI
228 EAST 8TH STREET, BERWICK, PA 18603

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI
103 SAINT MARKS PLACE, APT. 3C, NEW YORK, NY 10009

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA
LEGGIERI
228 EAST 8TH STREET, BERWICK, PA 18603

By posting to the mortgage premises on 05/03/2025 & 07/03/2025 at the address of:
228 EAST 8TH STREET, BERWICK, PA 18603

By publication in the PRESS ENTERPRISE on 07/03/2025.

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

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

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

Date: 8/6/2025

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

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

Cierra Mendez, Esquire, PA ID No. 334198

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

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-AR1
Plaintiff

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA
LEGGIERI; PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF
MELISSA LEGGIERI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI
Defendant(s)

COURT OF
COMMON
PLEAS OF
COLUMBIA
COUNTY

NO.: 2020-
CV-979

AFFIDAVIT OF SERVICE

The undersigned hereby certifies Defendant(s) PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI was served a true and correct copy of the above-captioned Notice of Sale as follows:

By handing a copy to the Defendant at
228 E 8TH SSTREET, BERWICK, PA 18603

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

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

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

Date: 8/16/2025

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

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

Cierra Mendez, Esquire, PA ID No. 334198

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

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-AR1
Plaintiff

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA
LEGGIERI; PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF
MELISSA LEGGIERI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI
Defendant(s)

COURT OF
COMMON
PLEAS OF
COLUMBIA
COUNTY

NO.: 2020-
CV-979

CERTIFICATE OF COMPLIANCE

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

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

EXHIBIT A

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-AR1
Plaintiff

COURT OF
COMMON PLEAS
OF

COLUMBIA
COUNTY

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER
LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI
Defendant(s)

NO.: 2020-CV-979

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI
228 E 8TH ST, BERWICK, PA 18603**

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

Your house (real estate) at **228 EAST 8TH STREET BERWICK, PA 18603** is scheduled to be sold at the Sheriff's Sale on **July 16, 2025** at **9:00 AM**, to enforce the court judgment of **\$63,568.23**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County Courthouse, **35 West Main Street, Bloomsburg, PA 17815**. If the sale is postponed, the new date will be announced at the time of sale.

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

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

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

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

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

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

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

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

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

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
AFFIDAVIT OF SERVICE

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR1

2020-CV-979

Plaintiff (Petitioner)

vs.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER LEGGIERI, IN HIS CAPACITY
AS HEIR OF MELISSA LEGGIERI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MELISSA LEGGIERI

Defendant (Respondent)

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

SERVICE UPON: PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI

ADDRESS: 228 E 8th St, Berwick, PA 18603, USA

ON: 6/18/2025

AT: 7:45:00 PM

With documents: NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Manner of Service

SERVED TO: PETER LEGGIERI (PS).

DESCRIPTION: RACE: WHITE, SEX: MALE, AGE: 83, HEIGHT: 5'7, WEIGHT: 185, HAIR COLOR: GREY

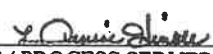
SWORN TO AND SUBSCRIBED

BEFORE ME THIS 11 DAY OF

June, 2025

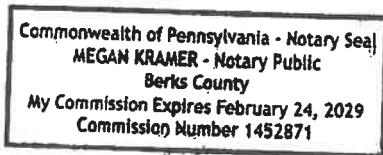


NOTARY



CONSTABLE / PROCESS SERVER

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



APS File # 169796-0004

EXHIBIT B

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-AR1
Plaintiff

COURT OF
COMMON
PLEAS OF
COLUMBIA
COUNTY

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA
LEGGIERI; PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF
MELISSA LEGGIERI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI
Defendant(s)

NO.: 2020-
CV-979

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

Owner(s): PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI

Property: 228 EAST 8TH STREET, BERWICK, PA 18603

Improvements: RESIDENTIAL DWELLING

Judgment amount: \$63,568.23

The above captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on July 16, 2025 at 9:00AM, to enforce the Court Judgment of \$63,586.23, obtained by the Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

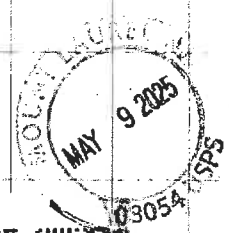
The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

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

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

Line	Article Number	Name and Address of Sender	Name of Addressee, Street, and Post Office Address	Check appropriate block for Registered Mail:				Postage Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	Postmark and Date of Receipt			Rst. Del. Fee Remarks
				<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Int'l Recorded Del.	<input type="checkbox"/> Express Mail	<input type="checkbox"/> Registered						<input type="checkbox"/> Insured	<input type="checkbox"/> COD	<input type="checkbox"/> Certified	
1	2020-CV-979	Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Limited Liability Company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Katie Hart	Commonwealth of PA, Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230 Tenants/Occupants 228 East 8th Street Berwick, PA 18603	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Int'l Recorded Del.	<input type="checkbox"/> Express Mail										
2			IRS Advisory Consolidated Receipts 7940 Kentucky Drive, Stop 2850F Florence, KY 41042	<input type="checkbox"/> Registered	<input type="checkbox"/> Insured	<input type="checkbox"/> COD	<input type="checkbox"/> Certified									
3	7/16/2025		Department of Public Welfare TPL Casualty Unit Estate Recovery Program, PO Box 8486 Willow Oak Bldg. Harrisburg, PA 17105-8486													
4			Commonwealth of PA Bureau of Individual Tax Inheritance Tax Division, 6th Floor Strawberry Square, Dept. 280601 Harrisburg, PA 17128													
5			Columbia County Tax Claim Bureau 11 W. Main Street, Main Street County Annex Bloomsburg, PA 17815													
6			Columbia County Domestic Relations Section 11 W. Main Street Bloomsburg, PA 17815													
7			Columbia County Probation Department 35 W. Main Street Bloomsburg, PA 17815													
8			Columbia County Courthouse 35 West Main Street Bloomsburg, PA 17815													
9																
10																

897925.040
\$5.85 0
 US POSTAGE IMI
 FIRST-CLASS
 063S0014950520
 FROM 08054



Total number of Pieces Listed by Sender: **9**

Total Number of Pieces Received at Post Office: **9**

Postmaster, Per (Name of Receiving Employee): **SO**

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$300,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

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

CERTIFIED MAIL



9589 0710 5270 1822 1887 82

US POSTAGE PAID MPTNEY BOWES



ZIP 08054 \$ 009.64⁰
02 4W
0000385687 MAY. 09. 2025.



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

PLACE STICKER ATTACHED TO ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD ALONG DOTTED LINE

19-402915 10001015

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 9268 4295 0313 91

2. Article Number (Transfer from service label)

9589 0710 5270 1822 1887 82

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

COMPLETE THIS SECTION ON DELIVERY

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

3. Service Type
- Audit Signature
 - Audit 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

EXHIBIT C

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR STRUCTURED ASSET SECURITIES
CORPORATION MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-AR1
Plaintiff

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF
MELISSA LEGGIERI, ET AL
Defendant(s)

COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO.: 2020-CV-979

FILED
PROthonary
2025 JUN 24 PM 2:54

ORDER

AND NOW, this 24 day of June, 2025, upon consideration of
Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of Court, it is hereby:

ORDERED that pursuant to Pa. R.C.P. 430(a) service of the Notice of Sale is permitted
on Defendant PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI by:

Posting the mortgaged premises at 228 EAST 8TH STREET, BERWICK, PA 18603;

And by mailing by certified and regular mail to the last known addresses of Defendant
PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI as follows:

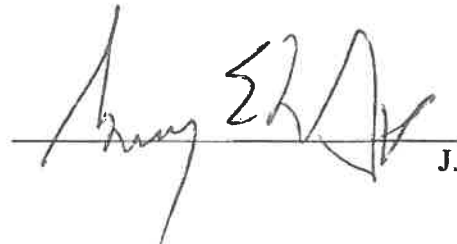
228 EAST 8TH STREET, BERWICK, PA 18603, *and at*

103 SAINT MARKS PLACE, APT 3C, NEW YORK, NY 10009

And by Publ. cert. per Pa RCP 430(b)(2).

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

BY THE COURT:


J.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA	
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR1 <p style="text-align: center;">Plaintiff</p>	COURT OF COMMON PLEAS OF COLUMBIA COUNTY NO.: 2020-CV-979
v. PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; ET AL. <p style="text-align: center;">Defendants</p>	PROTHONOTARY FILED DEC 26 PM 4:18 CLERK OF COURT'S OFFICE COUNTY OF COLUMBIA, PA

ORDER

AND NOW, this 20th day of December, 2024, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby:

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

Plaintiff may obtain service of the Amended Complaint in Mortgage Foreclosure and the Notice of Sheriff's Sale, as authorized by Pa. R.C.P. 3129.2(c)(1)(i)(C), upon Defendant UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI by publication of the Amended Complaint in accordance with Pa. R.C.P. 430(b)(1); by First Class mail and certified mail to the mortgaged property located at 228 EAST 8TH STREET, BERWICK, PA 18603; and by posting of the mortgaged property at 228 EAST 8TH STREET, BERWICK, PA 18603 by the Sheriff or by a non-party competent adult. Service by mail is complete upon the date of mailing.

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

BY THE COURT:

15/ Mary E. Norton P.J.

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR1 Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY NO.: 2020-CV-979
v.	
PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI Defendant(s)	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI
103 SAINT MARKS PL APT 3C NEW YORK, NY 10009**

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

Your house (real estate) at **228 EAST 8TH STREET BERWICK, PA 18603** is scheduled to be sold at the Sheriff's Sale on **July 16, 2025** at **9:00 AM**, to enforce the court judgment of **\$63,568.23**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County Courthouse, **35 West Main Street, Bloomsburg, PA 17815**. If the sale is postponed, the new date will be announced at the time of sale.

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

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

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

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

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

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

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

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

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

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-AR1
Plaintiff

COURT OF
COMMON PLEAS
OF

COLUMBIA
COUNTY

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER
LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI
Defendant(s)

NO.: 2020-CV-979

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI
228 EAST 8TH STREET BERWICK, PA 18603**

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

Your house (real estate) at **228 EAST 8TH STREET BERWICK, PA 18603** is scheduled to be sold at the
Sheriff's Sale on **July 16, 2025** at **9:00 AM**, to enforce the court judgment of **\$63,568.23**,
obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County
Courthouse, **35 West Main Street, Bloomsburg, PA 17815**. If the sale is postponed, the new date will be
announced at the time of sale.

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

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

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

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

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

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

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

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

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA
AFFIDAVIT OF SERVICE

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR1

2020-CV-979

Plaintiff (Petitioner)

vs.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER LEGGIERI, IN HIS CAPACITY
AS HEIR OF MELISSA LEGGIERI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI

Defendant (Respondent)

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

SERVICE UPON: PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI BY POSTING

ADDRESS: 228 E 8TH STREET, BERWICK PA 18603

ON: 7/3/2025

AT: 3:52:00 PM

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

Manner of Service

POSTED AT PROVIDED ADDRESS.

COMMENTS:

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 7 DAY OF
July, 2025



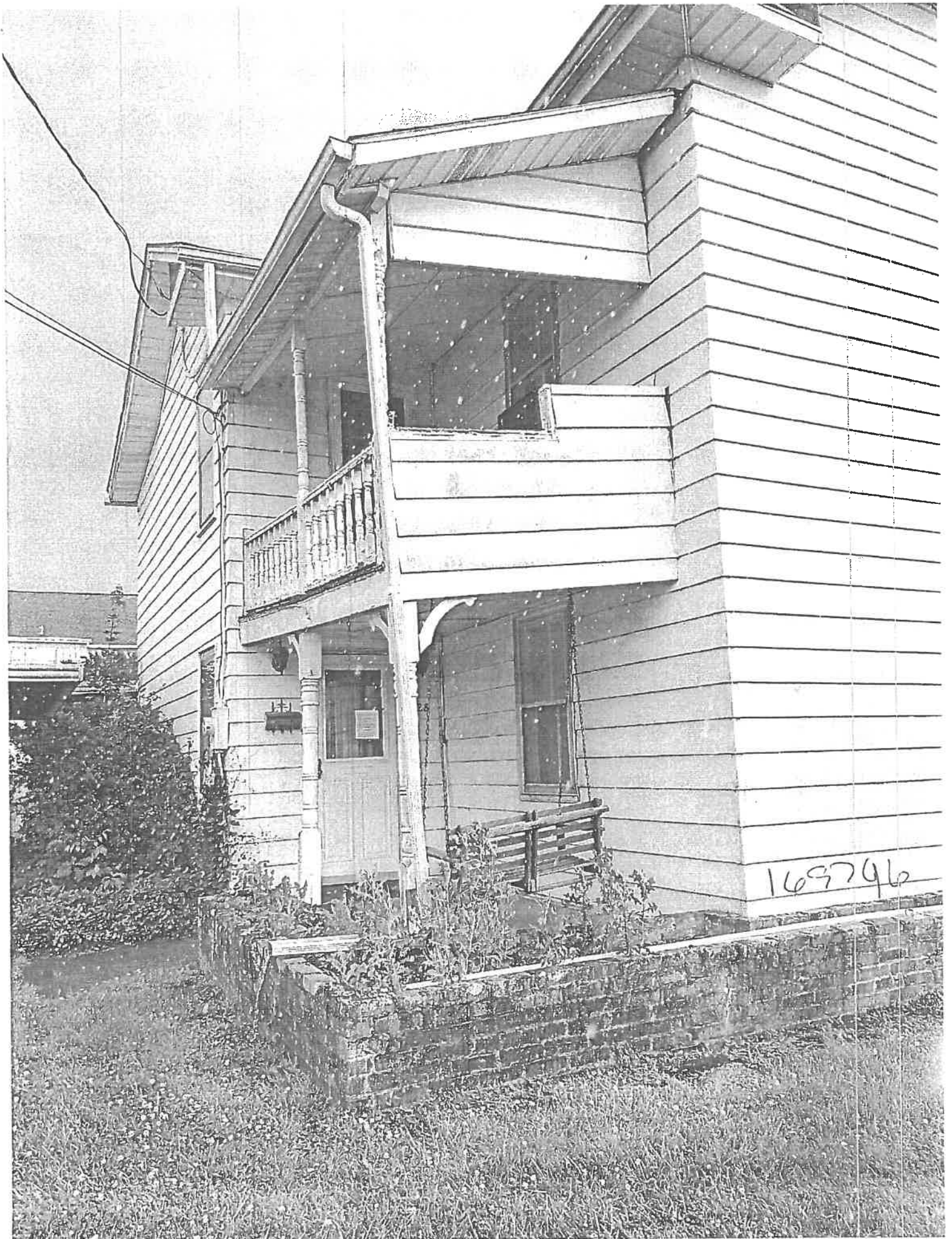
NOTARY

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

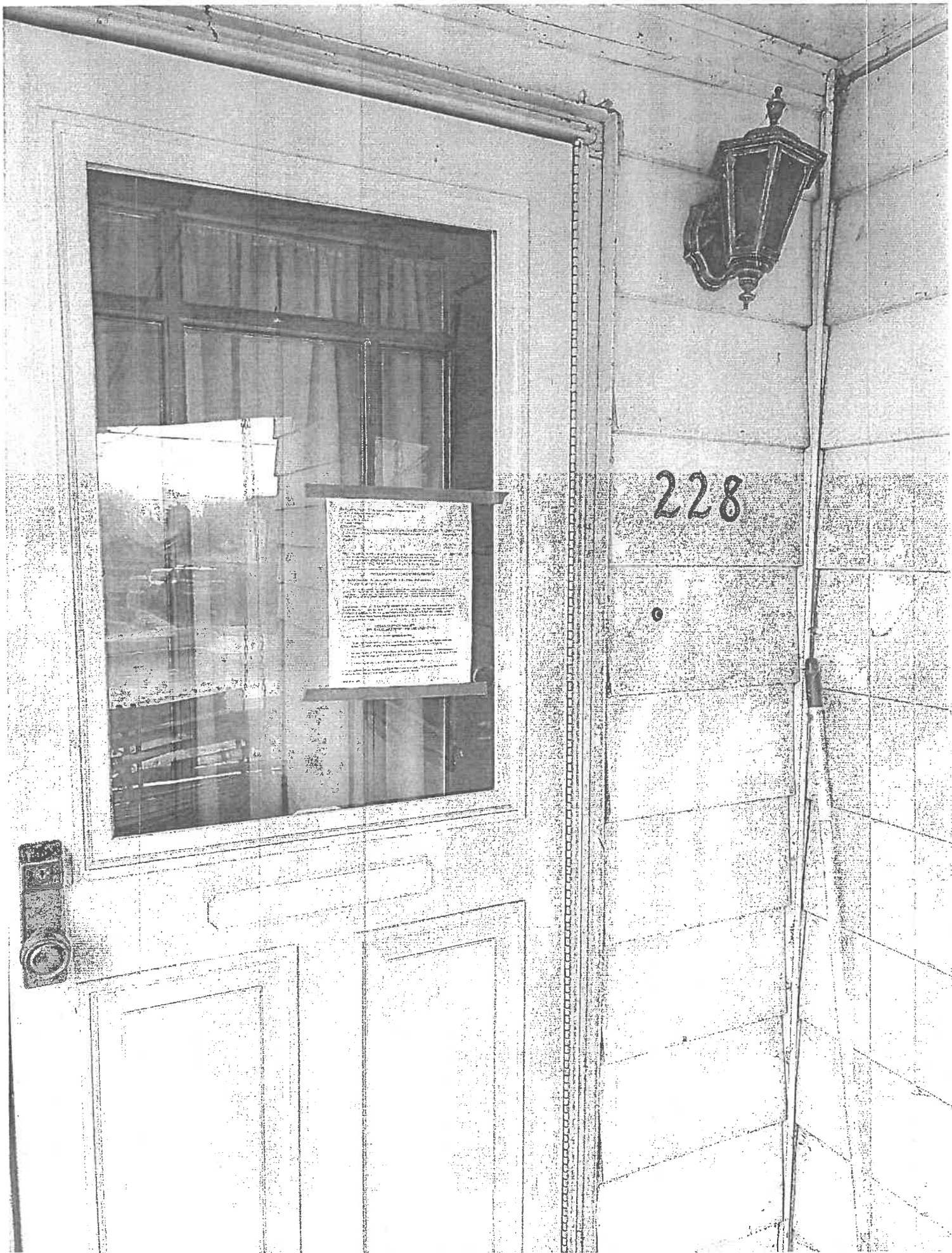
Commonwealth of Pennsylvania - Notary Seal
Eric M. Afflerbach, Notary Public
Berks County
My Commission Expires November 18, 2025
Commission Number 1000860


CONSTABLE / PROCESS SERVER

APS File # 169796-0005



169796



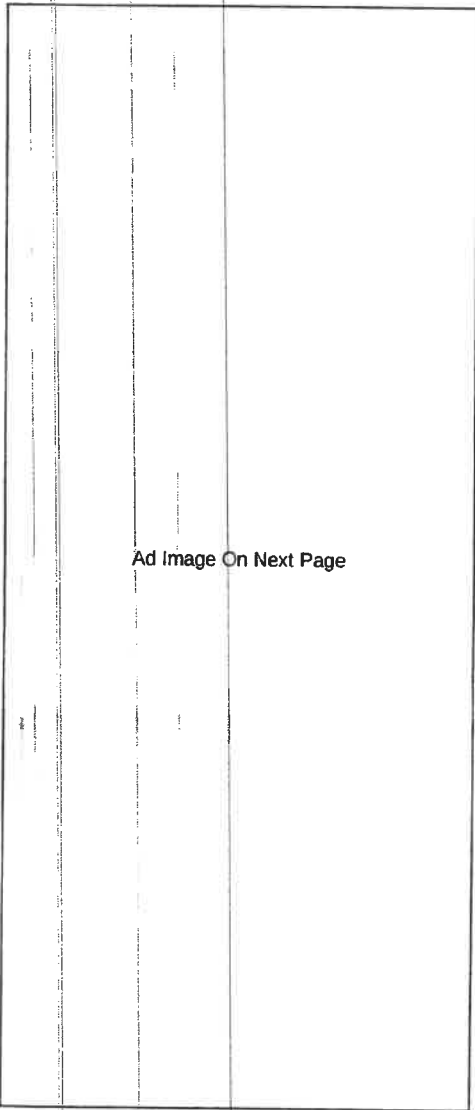
228

NOTICE
The following notice is posted on the window of the door. The text is too small to read accurately but appears to be a formal notice or advertisement.

Thursday, July 3, 2025

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: Leggieri Foreclosure
Date(s) Published: 07/03/2025

Sworn and subscribed to before me
this 3 day of July 20 25.

(Notary Public)

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

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

PUBLICATION POINT
200 MONTICELLO DRIVE
SUITE D
Dyer, IN 46311

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

We will be closed Friday in observance of the Fourth of July!

DRIVE-THRU HOURS: Monday - Friday 6:06am-3:00pm

MISSED PAPER? Call our Customer Service Team at 570-784-2121

MONDAY MARKETPLACE ADS FREE to advertise your business UNDER \$100 OR LESS!

PLACING CLASSIFIED ADS... classifieds@pressenterprise.net

PUBLIC NOTICE

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST REPEAL OF FUNDS

On or after July 16, 2020, Columbia County will act in accordance with the Department of Community and Economic Development (DCED) to the release of HOME-ARP

Any individual, group, or agency may submit written comments on the EIS to the Columbia County Redevelopment Authority at 150 W. 6th Street, Bloomsburg, PA 17815

Environmental Certification

Columbia County is DEED (that is) State in her capacity as Executive Director of the Columbia County Redevelopment Authority, certifies to the satisfaction of the Federal Court of action

OBJECTIONS TO RELEASE OF FUNDS

DVD will be open to the public for review of the EIS and the RE certification for a period of 15 days following the release of the EIS

Public Notice

CIVIL ACTION COURT OF COMMON PLEAS COLUMBIA COUNTY PA

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SIMILATED ASSET SECURITIES TRUSTS

COMPLAINT IN MORTGAGE FORECLOSURE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claim set forth in this notice

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER

NORTH PENN. LEGAL SERVICES

PENNSYLVANIA LAWYER REFERRAL SERVICE

Relator: Anagnostis, Subudjo, Green, Parsons, PLLC

Public Notices

Public Notices

Public Notices

Public Notices

WELCOME TO A Happy 4th!

The circulation & classifieds departments & drive thru will close at noon on Thursday, July 31st.

We will resume normal business hours on Monday, July 31st.

Public Notice

Sealed proposals will be received by the Borough of Columbia County, PA at 420 Arpaio Road, Bloomsburg, PA 17815 until 2:00 PM on July 31, 2020

Market Street Contract

Performance bond and payment bond in the amount of 100% of the contract as well as proof of motor's compensation insurance will be required from the lowest responsible bidder

Public Notice

Market Street Contract

Performance bond and payment bond in the amount of 100% of the contract as well as proof of motor's compensation insurance will be required from the lowest responsible bidder

Public Notice

Market Street Contract

Performance bond and payment bond in the amount of 100% of the contract as well as proof of motor's compensation insurance will be required from the lowest responsible bidder

Public Notice

Market Street Contract

Performance bond and payment bond in the amount of 100% of the contract as well as proof of motor's compensation insurance will be required from the lowest responsible bidder

Public Notice

Market Street Contract

Performance bond and payment bond in the amount of 100% of the contract as well as proof of motor's compensation insurance will be required from the lowest responsible bidder

Public Notice

Market Street Contract

Performance bond and payment bond in the amount of 100% of the contract as well as proof of motor's compensation insurance will be required from the lowest responsible bidder

Public Notice

Market Street Contract

Performance bond and payment bond in the amount of 100% of the contract as well as proof of motor's compensation insurance will be required from the lowest responsible bidder

Public Notice

SATURDAY AUG 9:05 AM

MECHANI AUCTIONS

Located 125 Plateau Drive, Millville, PA 18631

REAL ESTATE - 11:00 AM

Real estate listings and auction information

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

ESTATE NOTICE

Death of John P. Pineda

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Want a Photo in Your Ad? Call 570-784-6151

COURT OF COMMON COLUMBIA COUNTY
AFFIDAVIT OF SERVICE

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR1 **2020-CV-979**

Plaintiff (Petitioner)

vs.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR
UNDER MELISSA LEGGIERI

Defendant (Respondent)

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

SERVICE UPON: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MELISSA LEGGIERI BY POSTING

ADDRESS: 228 E 8th St, Berwick, PA 18603, USA

ON: 5/3/2025

AT: 12:42:00 PM

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

Manner of Service

POSTED AT PROVIDED ADDRESS.

COMMENTS:

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 6 DAY OF

MAY, 2025

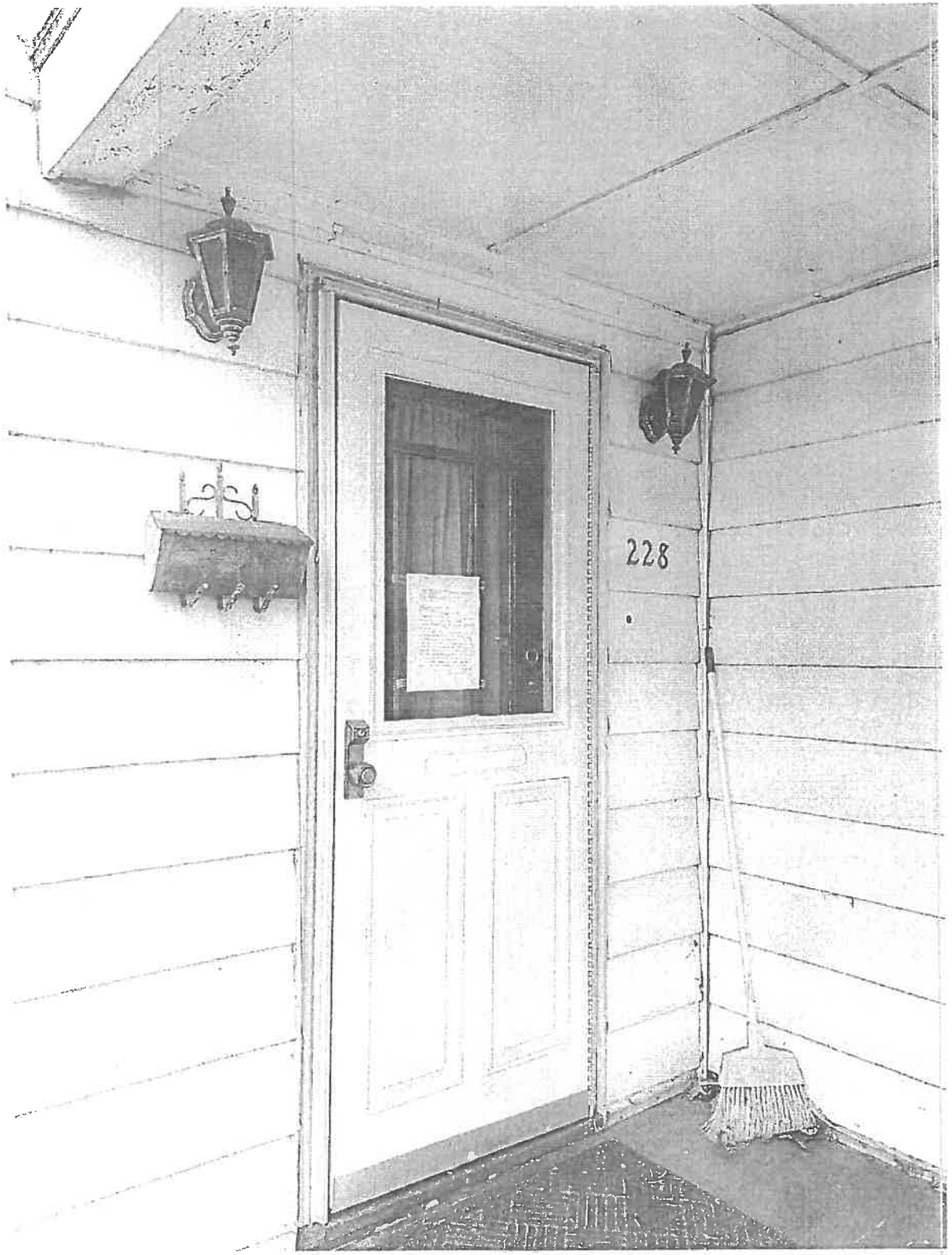
Commonwealth of Pennsylvania - Notary Seal
Eric M. Afflerbach, Notary Public
Berks County
My Commission Expires November 18, 2025
Commission Number 1000860

NOTARY

Denise Hinkle
CONSTABLE / PROCESS SERVER

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

APS File # 169796-0002



228



Name and Address of Sender

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

Registered
 Insured
 COD
 Certified

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

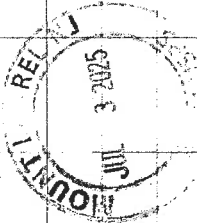
Check appropriate block for Registered Mail:
 With Postal Insurance
 Without postal Insurance

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

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1	2020-CV-979	PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI 228 EAST 8TH STREET BERWICK, PA 18603											
2	7/16/2025	PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI 103 SAINT MARKS PLACE, APT 3C NEW YORK, NY 10009											
3													
4													
5													
6													
7													
8													
9													
10													
11													
12													

\$4.400
US POSTAGE IMI
FIRST CLASS
063S0014950495
FROM 08054



Total number of Pieces Listed by Sender: **2**

Total Number of Pieces Received at Post Office: **2**

Postmaster, Per (Name of Receiving Employee):

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual I900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

PS Form 3877, February 1994

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

LEGGIERI - RAS # 19-402815 (Columbia County)

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.

PETER LEGGIERI, IN HIS CAPACITY
 AS HEIR OF MELISSA LEGGIERI
 228 EAST 8TH STREET
 BERWICK, PA 18603



9590 9402 9268 4295 0257 10

2. Article Number (Transfer from service label)

9589 0710 5270 0148 0358 17

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

19-402815 Leggieri

COMPLETE THIS SECTION ON DELIVERY

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

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
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE OR TO THE RIGHT OF THE RETURN ADDRESS. SEE INSTRUCTIONS ON THE REVERSE OF THIS LABEL.

19-402815 Leggieri

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.

PETER LEGGIERI, IN HIS CAPACITY
 AS HEIR OF MELISSA LEGGIERI
 103 SAINT MARKS PLACE, APT 3C
 NEW YORK, NY 10009



9590 9402 9268 4295 0257 27

2. Article Number (Transfer from service label)

9589 0710 5270 0148 0358 24

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

COMPLETE THIS SECTION ON DELIVERY

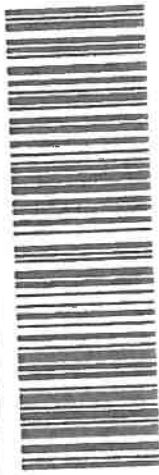
- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery

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
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

133 Gaither Drive, Suite F
Mount Laurel, NJ 08054



9589 0710 5270 0148 0358 17



US POSTAGE
ZIP 08054 \$ 009.64⁰
02 4W
0000385687 JUL. 03. 2025

PETER LEGGIERI, IN HIS CAPACITY
AS HEIR OF MELISSA LEGGIERI
103 SAINT MARKS PLACE, APT 3C
NEW YORK, NY 10009

CERTIFIED MAIL[®]

133 Gaither Drive, Suite F
Mount Laurel, NJ 08054



9589 0710 5270 0148 0358 17



US POSTAGE
ZIP 08054 \$ 009.64⁰
02 4W
0000385687 JUL. 03. 2025

PETER LEGGIERI, IN HIS CAPACITY
AS HEIR OF MELISSA LEGGIERI
228 EAST 8TH STREET
BERWICK, PA 18603

Name and Address of Sender

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

Registered
 Insured
 COD
 Certified

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

Check appropriate block for Registered Mail:
 With Postal Insurance
 Without postal Insurance

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

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fec	Handling Charge	Act. Value (If Regs.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1	2020-CV-979	UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI 228 EAST 8TH STREET BERWICK, PA 18603											
2	7/16/2025												
3													
4													
5													
6													
7													
8													
9													
10													
11													
12													

UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS, AND ALL PERSONS, FIRMS,
 OR ASSOCIATIONS CLAIMING RIGHT,
 TITLE, OR INTEREST FROM OR UNDER
 MELISSA LEGGIERI
 228 EAST 8TH STREET
 BERWICK, PA 18603

\$2.200
 US POSTAGE IMI
 FIRST-CLASS
 063S0014950492
 FROM 08054



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

Postmaster, Per (Name of Receiving Employee)

Total Number of Pieces Received at Post Office

1

PS Form 3877, February 1994

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

LEGGIERI - RAS # 19-402815 (Columbia County)

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. HOLD AT POSTED LINE.

19-40815 Leggie

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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) Date of Delivery

C. Date of Delivery Yes No

is delivery address different from item 1? If YES, enter delivery address below: No

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER
 MELISSA LEGGIERI
 228 EAST 8TH STREET
 BERWICK, PA 18603



9590 9402 9268 4295 0331 11

2. Article Number (Transfer from service label)

9589 0710 5270 1822 1930 76

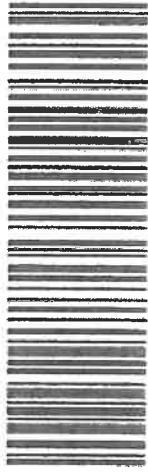
PS Form 3811, July 2020 PSN 7530-02-000-9053

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

Domestic Return Receipt

133 Gaither Drive, Suite F
Mount Laurel, NJ 08054

CERTIFIED MAIL®



9589 0710 5270 1822 1930 76



US POSTAGE PAID PITNEY BOWES



ZIP 08054 \$ 009.64⁰
02 4W
0000385687 MAY. 02. 2025

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
MELISSA LEGGIERI
228 EAST 8TH STREET
BERWICK, PA 18603



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

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

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

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

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

July 23, 2025

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

Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES
2005-AR1 VS. PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI;
PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI
COLUMBIA County Docket No.: 2020-CV-979

Dear Sir or Madam,

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

Thank you for your assistance with this matter.

Very truly yours,

Laura Tracy

Legal Assistant

Enclosures

cc: DEFENDANTS

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

Danielle R. Dreier, Esquire PA ID No. 335063

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

Phone: (855) 225-6906

Fax: (866) 381-9549

ddreier@raslg.com

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES
2005-AR1

Plaintiff

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR
OF MELISSA LEGGIERI; PETER LEGGIERI, IN
HIS CAPACITY AS HEIR OF MELISSA
LEGGIERI; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER MELISSA
LEGGIERI

Defendant(s)

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO.: 2020-CV-979

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for **7/16/2025** for the above-captioned matter has been continued until **9/10/2025 at 9:00 AM**

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

Date: 7/22/25

By: 

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

Danielle R. Dreier, Esquire PA ID No. 335063

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

Phone: (855) 225-6906

Fax: (866) 381-9549

ddreier@raslpc.com

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES
2005-AR1

Plaintiff

v.

PETER LEGGIERI, IN HIS CAPACITY AS
HEIR OF MELISSA LEGGIERI; PETER
LEGGIERI, IN HIS CAPACITY AS HEIR OF
MELISSA LEGGIERI; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER MELISSA LEGGIERI

Defendant(s)

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO.: 2020-CV-979

CERTIFICATE OF FILING

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

Robertson, Anschutz, Schneid, Crane
& Partners, PLLC

A Florida professional limited liability company

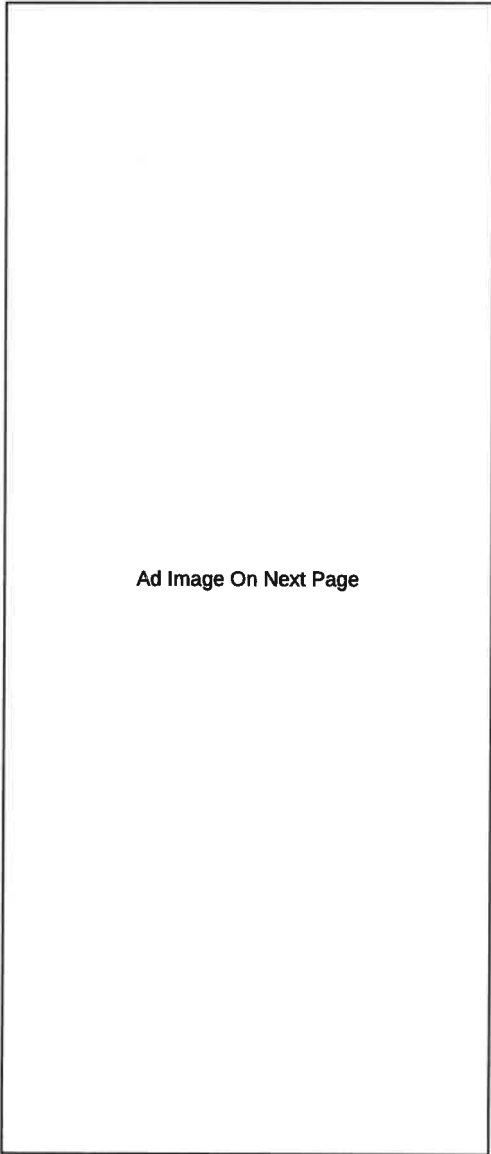
Date: 7/22/25

By: 

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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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



Ad Image On Next Page

Ad Text: Leggieri Sale
Date(s) Published: 06/25/2025, 07/02/2025, 07/09/2025

Sworn and subscribed to before me
this 10 day of July 20 25.

(Notary Public)

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

Member, Pennsylvania Association of Notaries

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

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

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

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

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

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

July 11, 2025

VIA FACSIMILE 570-389-5625

COLUMBIA County Sheriff's Office
Attn: Real Estate Department

RE:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-AR1 vs. PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF
MELISSA LEGGIERI; PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF
MELISSA LEGGIERI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER MELISSA LEGGIERI

Columbia Docket: 2020-CV-979

Property Address: 228 EAST 8TH STREET, BERWICK PA, 18603

Our File No.: 19-402815 - JoB

Dear Sir/Madam:

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

Plaintiff requests that the sale scheduled for 07/16/2025 be postponed until 09/10/2025.

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

Very Truly Yours,

Jodie Boos
Paralegal

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

19-402815 - JoB

2020-979

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>241.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>453.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1642.55</u>	
SOLICITOR'S SERVICES	\$150.00	
TOTAL *****		\$ <u>1942.55</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>86.75</u>	
TOTAL *****		\$ <u>96.75</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER	20	\$ <u>263.67</u>
WATER	20	\$ _____
TOTAL *****		\$ <u>263.67</u>

SURCHARGE FEE (DSTE)		\$ <u>40.00</u>
MISC.		\$ _____
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2811.47

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 - Posting - Sale Bill **Zone:** 21
Manner: < Not Specified > **Expires:** 07/01/2025
Notes: SALE DATE & TIME: 07/16/2025 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)
Primary Address: 228 EAST 8TH STREET
BERWICK, PA 18603
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: 6/16/25 **Time:** 1124
Deputy: 8 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2020CV979

228 EAST 8TH STREET, BERWICK, PA 18603

EXP: 07/01/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



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

Case Number
2020CV979

SHERIFF'S RETURN OF SERVICE

06/10/2025 11:24 AM - DEPUTY DALE B. COOMBE, 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 228 EAST 8TH STREET, BERWICK, PA 18603.

[Signature]
DALE B. COOMBE, DEPUTY

SO ANSWERS,

[Signature]
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 10, 2025

NOTARY

Affirmed and subscribed to before me this

10TH day of JUNE, 2025

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



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

Case Number
2020CV979

SHERIFF'S RETURN OF SERVICE

04/04/2025 09:36 AM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: PETER LEGGIERI AT 228 EAST 8TH STREET, BERWICK, PA 18603.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 04, 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

4TH day of APRIL, 2025

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



May 30, 2025

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

**U.S. NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED
ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-ARI**

VS.

**PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA
LEGGIERI**

NO: 2020-CV-979

Dear Sheriff:

The amount due on the sewer account #105303 for the property located at 228 E. 8th Street, Berwick Pa through September 30, 2025, is **\$263.67**.

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

Sincerely,


Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

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 05/08/2025

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

Ad ID: 271030
Description: Leggieri Sale
Run Dates: 06/25/2025 - 07/09/2025
Class: 0002
Orig User: sshotwel
Words: 737
Lines: 86
Agate Lines: 231
Depth: 9.56
Blind Box:

Total Ad Cost \$1,642.55
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	06/25/2025	07/09/2025	3	1,642.55

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020CV979

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

WEDNESDAY, JULY 16, 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, piece or parcel of land, together with a two-story frame dwelling house and outbuildings thereon erected, situate on the southerly side of East Eighth Street between Pine and Chestnut Streets in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on Eighth Street aforesaid at the northeast corner of Lot No. 37 in M.W. Jackson's Addition to the Borough of Berwick;

THENCE along the easterly side of Lot No. 37, a distance of 98 1/2 to a corner;

THENCE in an easterly direction in a line parallel with Eighth Street, A distance of 49 1/2 feet to a corner in the westerly side of Lot No. 39;

THENCE in a northerly direction along the westerly side of Lot No. 39, a distance of 98 1/2 feet to the northwesterly corner of Lot No. 39 on Eighth Street;

THENCE along said street, a distance of 49 1/2 feet to the PLACE OF BEGINNING.

BEING a part of Lot No. 38 in M.W. Jackson's Addition to Berwick. TOGETHER with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, possession, claim and demand whatsoever in law, equity or otherwise howsoever, of, in, to or out of the same. BEING KNOWN AS: 228 EAST 8TH STREET BERWICK, PA 18603

PROPERTY ID: 04A-04-070-00,000

TITLE TO SAID PREMISES IS VESTED IN MELISSA LEGGIERI BY DEED FROM RACHEL BERKES AND JOSEPH BERKES, HER HUSBAND, MELISSA LEGGIERI AND PETER LEGGIERI, HER HUSBAND, AND REBECCA STOUT STAUFFER AND DANIEL STAUFFER, HER HUSBAND, DATED AUGUST 23, 1999 RECORDED SEPTEMBER 15, 1999 BOOK NO. 738 PAGE 31 MELISSA LEGGIERI IS DECEASED, DATE OF DEATH IS FEBRUARY 21, 2024

PROPERTY ADDRESS: 228 EAST 8TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-04-070-00,000

Seized and taken into execution to be sold as the property of MAGGIE/MELISSA LEGGIERI (DECEASED), PETER LEGGIERI in suit of U.S. BANK NATIONAL ASSOC.

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

Attorney for the Plaintiff:
RAS CITRON LLC
MT. LAUREL, NJ

TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

BERWICK BORO

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
 TAX COLLECTOR
 1615 LINCOLN AVENUE
 BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
 NO PERSONAL CHECKS AFTER DEC.1, 2025

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
 03/01/2025

BILL NO.
 4747

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	15,741	14.635	225.76	230.37	253.41
SINKING		1.5	23.14	23.61	25.97
LIGHT		1.25	19.29	19.68	20.66
FIRE		2.25	34.71	35.42	37.19
BORO RE		18.1	279.21	284.91	299.16

The discount & penalty
 have been calculated
 for your convenience

PAY THIS AMOUNT

582.11	593.99	636.39
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

LEGGIERI MELISSA
 228 E EIGHTH STREET
 BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04A-04 -070-00,000		
228 E EIGHTH ST		
.1136 acres	Land	2,500
	Buildings	13,241
	Total Assessment	15,741

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-ARI
Plaintiff

COURT OF
COMMON PLEA
OF

COLUMBIA
COUNTY

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI, PETER
LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI
Defendant(s)

NO.: 2020-CV-979
2025 ED 24

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI
228 E 8TH ST, BERWICK, PA 18603

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

Your house (real estate) at 228 EAST 8TH STREET BERWICK, PA 18603 is scheduled to be sold at the
Sheriff's Sale on **JULY 16th 2025** on line at : bid4assets.com/ColumbiaPASheriffSales to enforce the
court judgment of \$63,568.23, obtained by Plaintiff above (the mortgagee) against you. If the sale is
postponed, the new date will be announced at the time of sale.

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

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

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

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

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

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:** 24
Manner: Personal **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: PETER LEGGIERI
Primary Address: 228 EAST 8TH STREET
BERWICK, PA 18603
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: 4/4/25 **Time:** 9:36
Deputy: 9 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

LEGGIERI, PETER

2020CV979

228 EAST 8TH STREET, BERWICK, PA 18603

EXP: 07/01/2025

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: 24
Manner: < Not Specified >	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: BERWICK SCHOOL DISTRICT
Primary Address: 500 LINE STREET - TAX NOTIFICATION Berwick, PA 18603
Phone: 570-759-2118 DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge: Jodi Bankes
Relation:
Date: 4/9/25 Time: 4:25
Deputy: 4 Mileage:

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

BERWICK SCHOOL DISTRICT
2020CV979
00 LINE STREET - TAX NOTIFICATION, BERWICK, PA 186
EXP: 07/01/2025

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:	24
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:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	4/4/25	Time:	9:19
Deputy:	9	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

GINGHER, CONNIE C.

2020CV979

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 07/01/2025

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:	24
Manner:	< Not Specified >	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:	BERWICK SEWER AUTHORITY		
Primary Address:	1108 FREAS AVE BERWICK, PA 18603		
Phone:	570-752-8477	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Kellie Morris		
Relation:			
Date:	4/4/25	Time:	10:07
Deputy:	A	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

BERWICK SEWER AUTHORITY

2020CV979

1108 FREAS AVE, BERWICK, PA 18603

EXP: 07/01/2025

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:	24
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:	OCCUPANT
Primary Address:	228 EAST 8TH STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted · Other
Adult In Charge:	owner owner
Relation:	Peter Leggieri
Date:	4/4/25
Time:	9:36
Deputy:	9
Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

OCCUPANT
2020CV979
228 EAST 8TH STREET, BERWICK, PA 18603
EXP: 07/01/2025

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:	24
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:	Domestic Relations Office of Columbia Co.		
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815		
Phone:		DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Morgan Knorr		
Relation:	Secretary		
Date:	4/8/25	Time:	1025
Deputy:	8	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2020CV979 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 07/01/2025

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:	24
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 PROTHONOTARY
Primary Address:	PO BOX 380 BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Stepa Stroup		
Relation:	Prothonotary		
Date:	4/8/25	Time:	1030
Deputy:	S	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY PROT

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



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:	24
Manner:	< Not Specified >	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 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 Ditzon		
Relation:	Clerk		
Date:	4/8/25	Time:	1020
Deputy:	8	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2020CV979

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 07/01/2025

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-AR1
Plaintiff

COURT OF
COMMON PLEAS
OF

v.

COLUMBIA
COUNTY

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER
LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI
Defendant(s)

NO.: 2020-CV-979

2025-ED-24

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

PREMISES: 228 EAST 8TH STREET BERWICK, PA 18603
(SEE LEGAL DESCRIPTION ATTACHED)

Judgment Amount	\$63,568.23
Interest from 04/01/2025 to (day of sale) _____ (at \$10.45 per diem)	\$ _____ *
Total	\$ _____ *
Interest from (day after sale) _____ at \$10.45 per diem	\$ _____
Costs to be added	\$ _____
Writ Total	\$ _____ <i>Prothonotary</i>

Prothonotary

By: Stephanie Stroup/MT
Clerk

Date: 4/1/2025

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

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

COLUMBIA COUNTY
COURT OF COMMON PLEAS
NO. 2020-CV-979

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES
CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR1

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER LEGGIERI, IN HIS CAPACITY
AS HEIR OF MELISSA LEGGIERI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI

WRIT OF EXECUTION

JUDGMENT AMOUNT	\$63,568.23
Interest from 04/01/2025 to (day of sale) _____ (at \$10.45per diem)	\$ _____ *
Total	\$ _____ *
Interest from (day after sale) _____ at \$10.45 per diem	\$ _____
Cost to be added	\$ _____
Writ Total	\$ _____
COSTS PAID:	
PROTHONOTARY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHONOTARY	\$ _____

PREMISES TO BE SOLD: 228 EAST 8TH STREET BERWICK, PA 18603

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

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

*Leggieri
Sale*

REAL ESTATE OUTLINE

ED # 2025 ED 24

DATE RECEIVED 4-2-2025
DOCKET AND INDEX 2020 CV 979

CHECK FOR PROPER INFO.

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

CK# 856582

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

SALE DATE July 16 2025 TIME 9:00am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>June 25th</u>
2 ND WEEK	<u>July 2</u>
3 RD WEEK	<u>July 9</u>

Case Number: 2020-CV-979

Judgment Amount: \$63,568.23

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

Legal Description

ALL THAT certain lot, piece or parcel of land, together with a two-story frame dwelling house and outbuildings thereon erected, situate on the southerly side of East Eighth Street between Pine and Chestnut Streets in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on Eighth Street aforesaid at the northeast corner of Lot No. 37 in M.W. Jackson's Addition to the Borough of Berwick;

THENCE along the easterly side of Lot No. 37, a distance of 98 1/2 to a corner;

THENCE in an easterly direction in a line parallel with Eighth Street, A distance of 49 1/2 feet to a corner in the westerly side of Lot No. 39;

THENCE in a northerly direction along the westerly side of Lot No. 39, a distance of 98 1/2 feet to the northwesterly corner of Lot No. 39 on Eighth Street;

THENCE along said street, a distance of 49 1/2 feet to the PLACE OF BEGINNING.

BEING a part of Lot No. 38 in M.W. Jackson's Addition to Berwick.

TOGETHER with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, possession, claim and demand

Whatsoever in law, equity or otherwise howsoever, of, in, to or out of the same.

BEING KNOWN AS: 228 EAST 8TH STREET BERWICK, PA 18603

PROPERTY ID: 04A-04-070-00,000

**TITLE TO SAID PREMISES IS VESTED IN MELISSA LEGGIERI BY DEED FROM RACHEL BERKES AND JOSEPH BERKES, HER HUSBAND, MELISSA LEGGIERI AND PETER LEGGIERI, HER HUSBAND, AND REBECCA STOUT STAUFFER AND DANIEL STAUFFER, HER HUSBAND, DATED AUGUST 23, 1999 RECORDED SEPTEMBER 15, 1999 IN BOOK NO. 738 PAGE 31
MELISSA LEGGIERI IS DECEASED, DATE OF DEATH IS FEBRUARY 21, 2024**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-ARI
Plaintiff

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI, PETER
LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI
Defendant(s)

COURT OF
COMMON PLEAS
OF

COLUMBIA
COUNTY

NO.: 2020-CV-979
2025 ED 24

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI
228 E 8TH ST, BERWICK, PA 18603

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

Your house (real estate) at 228 EAST 8TH STREET BERWICK, PA 18603 is scheduled to be sold at the
Sheriff's Sale on **JULY 16th 2025** on line at : bid4assets.com/ColumbiaPASheriffSales to enforce the
court judgment of \$63,568.23, obtained by Plaintiff above (the mortgagee) against you. If the sale is
postponed, the new date will be announced at the time of sale.

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

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

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

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

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-AR1

Plaintiff

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER
LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI

Defendant(s)

COURT OF
COMMON PLEAS
OF

COLUMBIA
COUNTY

NO.: 2020-CV-979

2025 - ED - 24

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

PREMISES: 228 EAST 8TH STREET BERWICK, PA 18603
(SEE LEGAL DESCRIPTION ATTACHED)

Judgment Amount	\$63,568.23
Interest from 04/01/2025 to (day of sale) _____ (at \$10.45 per diem)	\$ _____ *
Total	\$ _____ *
Interest from (day after sale) _____ at \$10.45 per diem	\$ _____
Costs to be added	\$ _____
Writ Total	\$ _____

Prothonotary

Prothonotary

By: Stephanie Stroup/mt
Clerk

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

Date: 4/1/2025

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

COLUMBIA COUNTY
COURT OF COMMON PLEAS
NO. 2020-CV-979

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES
CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR1

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER LEGGIERI, IN HIS CAPACITY
AS HEIR OF MELISSA LEGGIERI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI

WRIT OF EXECUTION

JUDGMENT AMOUNT	\$63,568.23
Interest from 04/01/2025 to (day of sale) _____ (at \$10.45per diem)	\$ _____ *
Total	\$ _____ *
Interest from (day after sale) _____ at \$10.45 per diem	\$ _____
Cost to be added	\$ _____
Writ Total	\$ _____
COSTS PAID:	
PROTHONOTARY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHONOTARY	\$ _____

PREMISES TO BE SOLD: 228 EAST 8TH STREET BERWICK, PA 18603

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

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

Case Number: 2020-CV-979

Judgment Amount: \$63,568.23

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

Legal Description

ALL THAT certain lot, piece or parcel of land, together with a two-story frame dwelling house and outbuildings thereon erected, situate on the southerly side of East Eighth Street between Pine and Chestnut Streets in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on Eighth Street aforesaid at the northeast corner of Lot No. 37 in M.W. Jackson's Addition to the Borough of Berwick;

THENCE along the easterly side of Lot No. 37, a distance of 98 1/2 to a corner;

THENCE in an easterly direction in a line parallel with Eighth Street, A distance of 49 1/2 feet to a corner in the westerly side of Lot No. 39;

THENCE in a northerly direction along the westerly side of Lot No. 39, a distance of 98 1/2 feet to the northwesterly corner of Lot No. 39 on Eighth Street;

THENCE along said street, a distance of 49 1/2 feet to the PLACE OF BEGINNING.

BEING a part of Lot No. 38 in M.W. Jackson's Addition to Berwick.

TOGETHER with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, possession, claim and demand

Whatsoever in law, equity or otherwise howsoever, of, in, to or out of the same.

BEING KNOWN AS: **228 EAST 8TH STREET BERWICK, PA 18603**

PROPERTY ID: **04A-04-070-00,000**

TITLE TO SAID PREMISES IS VESTED IN **MELISSA LEGGIERI** BY DEED FROM **RACHEL BERKES AND JOSEPH BERKES, HER HUSBAND, MELISSA LEGGIERI AND PETER LEGGIERI, HER HUSBAND, AND REBECCA STOUT STAUFFER AND DANIEL STAUFFER, HER HUSBAND, DATED AUGUST 23, 1999** RECORDED **SEPTEMBER 15, 1999** IN BOOK NO. **738** PAGE **31**
MELISSA LEGGIERI IS DECEASED, DATE OF DEATH IS FEBRUARY 21, 2024

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-AR1
Plaintiff

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER
LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI
Defendant(s)

COURT OF
COMMON PLEAS
OF

COLUMBIA
COUNTY

NO.: 2020-CV-979

2025-ED-24

CERTIFICATION

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

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

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

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

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-AR1
Plaintiff

COURT OF
COMMON PLEAS
OF

COLUMBIA
COUNTY

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER
LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI
Defendant(s)

NO.: 2020-CV-979

AFFIDAVIT OF NON-MILITARY SERVICE

The undersigned attorney states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; MELISSA LEGGIERI, DECEASED who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI, to enable a search.

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

Date: 3/31/2025

By: cierra mendez

Nicole C. Rizzo, Esquire PA ID No. 332712
 Cierra Mendez, Esquire PA ID No. 334198

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



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

SSN: [REDACTED]
 Birth Date:
 Last Name: LEGGIERI
 First Name: PETER
 Middle Name:
 Status As Of: Mar-31-2025
 Certificate ID: NJ877KQCN5KG7HR

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

4/2/25, 11:15 AM

Portal XL - PRD-AZ1

From:NLETS At:20250402 11:14:12 To:CCC191 MSN:001035BD93
AM.WVFBINF00.PA0190000*0320711257.TXT
(PA0190000,PAPSP0007)
TO: SHERIFF'S OFFICE
BLOOMSBURG, PA
NCIC CJIS SYSTEMS OFFICER - FOR INFORMATION

INVESTIGATIVE VALUE. WANTED NOTICE NIC/W726065971. A CRIMINAL EVENT NOTIFICATION FROM ORI/MN0020000 WAS IDENTIFIED WITH UCN 215193CC2. THIS UCN IS CONTAINED IN YOUR WANTED NOTICE. SUBJECT'S IDENTIFICATION RECORD INCLUDING CURRENT ARREST INFORMATION, IS AVAILABLE VIA THE III. CONTACT THE ARRESTING AGENCY FOR MORE INFORMATION. IF THE SUBJECT IS NO LONGER WANTED, PLEASE CANCEL OR CLEAR THE NCIC ENTRY.

FBI CJIS DIVISION
CLARKSBURG, WV

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-AR1

Plaintiff

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER
LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI

Defendant(s)

COURT OF
COMMON PLEAS
OF

COLUMBIA
COUNTY

NO.: 2020-CV-979

2025-ED-24

CERTIFICATION

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

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

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

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

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-AR1
Plaintiff

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER
LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI
Defendant(s)

COURT OF
COMMON PLEAS
OF

COLUMBIA
COUNTY

NO.: 2020-CV-979

2025-EN-21

LAST KNOWN MAILING ADDRESS

The Defendant(s) last known address is as follows:

**PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI
228 E 8TH ST
BERWICK, PA 18603**

**PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI
103 SAINT MARKS PL APT 3C
NEW YORK, NY 10009**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI
228 EAST 8TH STREET
BERWICK, PA 18603**

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

By: cierra Mendez

Nicole C. Rizzo, Esquire PA ID No. 332712
 cierra Mendez

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

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-AR1
Plaintiff

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER
LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI
Defendant(s)

COURT OF
COMMON PLEAS
OF

COLUMBIA
COUNTY

NO.: 2020-CV-979

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 228 EAST 8TH STREET BERWICK, PA 18603

BEING PARCEL NUMBER: 04A-04-070-00,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020CV979

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

WEDNESDAY, JULY 16, 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, piece or parcel of land, together with a two-story frame dwelling house and outbuildings thereon erected, situate on the southerly side of East Eighth Street between Pine and Chestnut Streets in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on Eighth Street aforesaid at the northeast corner of Lot No. 37 in M.W. Jackson's Addition to the Borough of Berwick;

THENCE along the easterly side of Lot No. 37, a distance of 98 1/2 to a corner;

THENCE in an easterly direction in a line parallel with Eighth Street, A distance of 49 1/2 feet to a corner in the westerly side of Lot No. 39;

THENCE in a northerly direction along the westerly side of Lot No. 39, a distance of 98 1/2 feet to the northwesterly corner of Lot No. 39 on Eighth Street;

THENCE along said street, a distance of 49 1/2 feet to the PLACE OF BEGINNING.

BEING a part of Lot No. 38 in M.W. Jackson's Addition to Berwick.

TOGETHER with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, possession, claim and demand whatsoever in law, equity or otherwise howsoever, of, in, to or out of the same. BEING KNOWN AS: 228 EAST 8TH STREET BERWICK, PA 18603

PROPERTY ID: 04A-04-070-00,000

TITLE TO SAID PREMISES IS VESTED IN MELISSA LEGGIERI BY DEED FROM RACHEL BERKES AND JOSEPH BERKES, HER HUSBAND, MELISSA LEGGIERI AND PETER LEGGIERI, HER HUSBAND, AND REBECCA STOUT STAUFFER AND DANIEL STAUFFER, HER HUSBAND, DATED AUGUST 23, 1999 RECORDED SEPTEMBER 15, 1999 BOOK NO. 738 PAGE 31 MELISSA LEGGIERI IS DECEASED, DATE OF DEATH IS FEBRUARY 21, 2024

PROPERTY ADDRESS: 228 EAST 8TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-04-070-00,000

Seized and taken into execution to be sold as the property of MAGGIE / MELISSA LEGGIERI (DECEASED), PETER LEGGIERI in suit of U.S. BANK NATIONAL ASSOC.

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

Attorney for the Plaintiff:
RAS CITRON LLC
MT. LAUREL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania



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

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

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

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

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

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

RE: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES
CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR1

V.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER LEGGIERI, IN HIS
CAPACITY AS HEIR OF MELISSA LEGGIERI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA
LEGGIERI

COLUMBIA COUNTY DOCKET NO. 2020-CV-979

Dear Sir or Madam:

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

INSTRUCTIONS FOR SERVICE:

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

Thank you for your assistance in this matter.

Sincerely,

Aaliyah Paxton
Paralegal
apaxton@raslg.com

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

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-AR1
Plaintiff

v.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER
LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI
Defendant(s)

COURT OF
COMMON PLEAS
OF

COLUMBIA
COUNTY

NO.: 2020-CV-979

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

Date: 3/31/2025

By: Cierra Mendez

Nicole C. Rizzo, Esquire PA ID No. 332712
X _____
Cierra Mendez, Esquire PA ID No. 334198

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



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

LAW OFFICES

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

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

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

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

COPY

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

RE: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES
CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR1

V.

PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER LEGGIERI, IN HIS
CAPACITY AS HEIR OF MELISSA LEGGIERI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA
LEGGIERI

COLUMBIA COUNTY DOCKET NO. 2020-CV-979

Dear Sir or Madam:

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

INSTRUCTIONS FOR SERVICE:

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

Thank you for your assistance in this matter.

Sincerely,

Aaliyah Paxton
Paralegal
apaxton@raslg.com

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

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR1 Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	
PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; PETER LEGGIERI, IN HIS CAPACITY AS HEIR OF MELISSA LEGGIERI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MELISSA LEGGIERI Defendant(s)	NO.: 2020-CV-979

CERTIFICATE OF COMPLIANCE

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

By: cierra Mendez

Nicole C. Rizzo, Esquire PA ID No. 332712
X _____
Cierra Mendez, Esquire PA ID No. 334198

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

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

9589 0710 5270 2971 1899 34

2. Article Number (Transfer from service label)

9590 9402 9405 5002 6730 01

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

Restricted Delivery

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

2. Attach this card to the back of the mailpiece, so that we can return the card to you.

3. Complete items 1, 2, and 3.

4. Print your name and address on the reverse of the mailpiece.

5. Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent

X PA DEPT. OF REVENUE Addressee

B. Received by (Printed Name)

C. Date of Delivery APR 05 2025

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

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

9589 0710 5270 2971 1899 34

2. Article Number (Transfer from service label)

9590 9402 9405 5002 6729 43

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

Restricted Delivery

1. Article Addressed to:
 Common of PA Dept of Rev
 Bureau of Compliance
 PO Box 281230
 Harrisburg PA 17128

2. Attach this card to the back of the mailpiece, so that we can return the card to you.

3. Complete items 1, 2, and 3.

4. Print your name and address on the reverse of the mailpiece.

5. Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent

X PA DEPT. OF REVENUE Addressee

B. Received by (Printed Name)

C. Date of Delivery APR 05 2025

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

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

9589 0710 5270 2971 1899 34

2. Article Number (Transfer from service label)

9590 9402 9405 5002 6730 18

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

Restricted Delivery

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

2. Attach this card to the back of the mailpiece, so that we can return the card to you.

3. Complete items 1, 2, and 3.

4. Print your name and address on the reverse of the mailpiece.

5. Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent

X PA DEPT. OF REVENUE Addressee

B. Received by (Printed Name)


C. Date of Delivery APR 05 2025

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Complete items 1, 2, and 3. <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature Signature on file <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee X With USPS 17107</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery APR 05 2025</p>												
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Office of F.A.I.R P.O. BOX 8016 HARRISBURG, PA 17105</p> </div>  <p>9590 9402 9405 5002 6730 25</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 2971 1899 58</p>	<p><input type="checkbox"/> Restricted Delivery</p>												

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Complete items 1, 2, and 3. <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature [Signature] <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>												
<p>1.</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Small Business Administration 660 American Ave #301 King Of Prussia, PA 19406</p> </div>  <p>9590 9402 9405 5002 6729 50</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 2971 1899 65</p>	<p><input type="checkbox"/> Restricted Delivery</p>												

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

Domestic Return Receipt



RAS CITRON, LLC

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

Date 03/27/2025

856582
63-8413/2670

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

***2,000.00**

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

Bloomsburg PA 17815

JPMorgan Chase Bank, N.A.
Miami, FL

Memo Sheriff Sale D/2020-CV-979/LN#**91667/LEGGIERI, MELISSA

⑆856582⑆ ⑆26708413⑆ 260179707⑆

AUTHORIZED SIGNATURE

Security features. Details on back.