

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 282107	Invoice Date: 03/12/2026 3:42:20 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$2,305.15	202601876 03/12/26 3:42:21 PM	BERWICK BORO
	Grantor - WETZEL, VIKKI			
	Grantee - LIBRA HOLDINGS LLC			
	Consideration -	\$111,666.00		
	Tax Basis -	\$110,870.16		
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$1,108.70		
	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	\$554.35		
	BERWICK BORO	\$554.35		
	Inst Info: SHERIFF DEED.			
	TOTAL CHARGES	<u>\$2,305.15</u>		
	PAYMENTS			
	CASH - SHERIFF OFFICE	\$1.00		
	CHECK: 9762 - SHERIFF OFFICE	\$86.75		
	CHECK: 9766 - SHERIFF OFFICE	\$1,108.70		
	CHECK: 9767 - SHERIFF OFFICE	<u>\$1,108.70</u>		
	TOTAL PAYMENTS	<u>\$2,305.15</u>		
	AMOUNT DUE	\$2,305.15		
	PAYMENT ON INVOICE	(\$2,305.15)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S SALE

Distribution Sheet

Rocket Mortgage, LLC vs. Vikki Wetzel
 NO. 1279-23 JD DATE OF SALE: Jan. 14, 2026
 NO. 30-25 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) Jan. 14, 2026 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 Mike Knuss for the price or sum of \$ 111,666.00 Dollars. Mike Knuss 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>111,666.00</u>	
Poundage		<u>2233.32</u>	
Transfer Taxes		<u>2109.86</u>	
Total Needed to Purchase	\$	<u>111666.00</u>	
Amount Paid Down		<u>-0-</u>	
Balance Needed to Purchase		<u>111,666.00</u>	

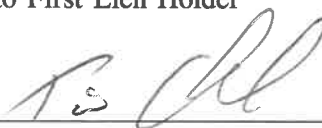
EXPENSES:

Columbia County Sheriff - Costs.....	\$	<u>517.00</u>	
Poundage		<u>2233.32</u>	\$ <u>2750.32</u>
Newspaper			<u>1367.60</u>
Printing			<u>-0-</u>
Solicitor			<u>150.00</u>
Columbia County Prothonotary			<u>10.00</u>
Columbia County Recorder of Deeds -		Deed copy work	<u>86.75</u>
		Realty transfer taxes	<u>1054.93</u>
		State stamps	<u>1054.93</u>
Tax Collector ()			<u>-0-</u>
Columbia County Tax Assessment Office.....			<u>15.00</u>
State Treasurer			<u>60.00</u>
Other: <u>Web Postings</u>			<u>100.00</u>
<u>Lien Search</u>			<u>250.00</u>
<u>Sewer</u>			<u>276.21</u>
TOTAL EXPENSES:	\$		<u>7175.74</u>

Total Needed to Purchase	\$	<u>111666.00</u>	
Less Expenses		<u>7175.74</u>	
Net to First Lien Holder		<u>104490.26</u>	
Plus Deposit		<u>2000.00</u>	
Total to First Lien Holder	\$	<u>106490.26</u>	
			<u>106382.72</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers



Sheriff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



<p><u>Plaintiff</u></p> <p>ROCKET MORTGAGE, LLC</p>	<p>vs.</p>	<p><u>Defendant</u></p> <p>THE UNKNOWN HEIR OF VIKKI WETZEL, DECEASED LANDYN D OVERTON, HEIR OF VIKKI WETZEL T.W MINOR, HEIR OF VIKKI WETZEL</p>
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Attorney for the Plaintiff:
STERN & EISENBERG, PC
1581 MAIN STREET
SUITE 200
WARRINGTON, PA 18976

Sheriff's Sale Date: Wednesday, January 14, 2026
Sale Number: 2025ED30
Writ of Execution No. : 2023CV1279
Advance Sheriff Costs: \$2,000.00

Location of the real estate: 1004 NORTH MARKET STREET, BERWICK, PA 18603,
BERWICK BOROUGH

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Poundage	\$2,233.32
Press Enterprise Inc.	\$1,367.60
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$15.00
Surcharge	\$60.00
Continued or Cancelled Sale	Postponed to: 9/10/2025 \$10.00
Continued or Cancelled Sale	Postponed to: 11/19/2025 \$10.00
Continued or Cancelled Sale	Postponed to: 1/14/2026 \$10.00

Total Sheriff Costs \$4,452.92

Municipal Costs

Sewer	\$276.21
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Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Distribution Costs

Recording Fees	\$86.75
Recorder, Lien Search	\$250.00
Transfer Taxes (State)	\$1,054.93
Recorder, Lien Search	\$1,054.93

Total Municipal Costs **\$276.21**

Total Distribution Costs **\$2,446.61**

Grand Total: **\$7,175.74**

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



Total Received from Bidders	Balance Due from Bidders	Over payment from Bidders
\$ (113,410.99)	\$ 0.00	\$ -
\$ (113,410.99)	\$ 0.00	\$ -

Grand Total of Funds Received	\$	(113,410.99)
SUMMARY		
Due to County		
<i>Winning Bids</i>	\$	111,666.00
<i>Subtotal Auction Proceeds</i>	\$	111,666.00
<i>Uncollected from bidders</i>	\$	(0.00)
<i>Overpayments from Depositors</i>	\$	-
Total Due to County	\$	111,666.00
Due to Bid4Assets		
<i>BidDeposit Fee</i>	\$	35.00
<i>Bid4Assets Settlement Fee</i>	\$	35.00
<i>Buyer's Premium</i>	\$	1,674.99
Total Due to Bid4Assets	\$	1,744.99
Check Totals		
Total Disbursed to County	\$	111,666.00
Total Disbursed to B4A	\$	1,744.99
Total Collected from Bidders	\$	(113,410.99)
Balance	\$	-

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
ROCKET MORTGAGE, LLC

vs.

Defendant
THE UNKNOWN HEIR OF VIKKI
WETZEL, DECEASED
LANDYN D OVERTON, HEIR OF
VIKKI WETZEL
T.W MINOR, HEIR OF VIKKI WETZEL

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

Sheriff's Sale Date: Wednesday, January 14, 2026
Sale Number: 2025ED30
Writ of Execution No. : 2023CV1279
Advance Sheriff Costs: \$2,000.00

Location of the real estate: 1004 NORTH MARKET STREET, BERWICK, PA 18603,
BERWICK BOROUGH

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00	
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Crying Sale	\$10.00	
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Levy	\$15.00	
Mailing Costs	\$24.00	
Posting Handbill	\$15.00	
Press Enterprise Inc.	\$1,367.60	
Prothonotary, Acknowledge Deed	\$10.00	
Sheriff Automation Fund	\$50.00	
Sheriff's Deed	\$35.00	
Solicitor Services	\$150.00	
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Web Posting	\$100.00	
Service	\$195.00	
Service Mileage	\$24.00	
Distribution Form	\$25.00	
Copies	\$6.50	
Notary Fee	\$15.00	
Tax Claim Search	\$15.00	
Surcharge	\$60.00	
Continued or Cancelled Sale	Postponed to: 9/10/2025	\$10.00
Continued or Cancelled Sale	Postponed to: 11/19/2025	\$10.00
Continued or Cancelled Sale	Postponed to: 1/14/2026	\$10.00

Total Sheriff Costs **\$2,219.60**

Municipal Costs

Sewer \$276.21

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

Distribution Costs

Recording Fees

Total Municipal Costs \$276.21

\$86.75

Total Distribution Costs \$86.75

Grand Total: \$2,582.56

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

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

Rocket Mortgage, LLC f/k/a Quicken Loans,
LLC

Plaintiff

v.

Dayne C. Wetzel, solely in his capacity as
known heir of Vikki Wetzel , deceased and
Landyn D. Overton, solely in his capacity as
known heir of Vikki Wetzel , deceased and
The Unknown Heirs of Vikki Wetzel ,
deceased and T. W. a minor, c/o Wendy
Reidinger, guardian, solely in her capacity as
known heir of Vikki Wetzel, deceased
Defendant

Docket Number: 2023-CV-1279

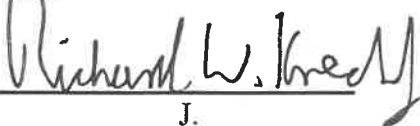
ORDER GRANTING MOTION TO POSTPONE SHERIFF'S SALE

AND NOW, this 18th day of November, 2025, upon consideration of
Plaintiff's Motion to Postpone Sheriff's Sale, it is hereby;

ORDERED AND DECREED that the Sheriff's Sale of the real property situated at 1004
North Market Street, Berwick, PA 18603-2149, currently scheduled for November 19, 2025, is
postponed or adjourned to January 14, 2026 without the need for further advertising or notice to
Defendant(s), lienholders, or any parties-in-interest; and it is

FURTHER ORDERED AND DECREED that Plaintiff may adjourn/postpone the Sheriff's
Sale of the above-referenced property from month to month (or such other time period as
determined by Plaintiff) to another regularly scheduled Sheriff Sale without the need for further
advertising or notice to Defendant(s), lienholders, or any parties-in-interest, in which instance, the
Plaintiff shall have the Sheriff's office announce the postponement/adjournment.

BY THE COURT:


J.

Postponed to November 19, 2025



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

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

September 8, 2025

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

RE: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC v. Dayne C. Wetzel, solely in his capacity as known heir of Vikki Wetzel , deceased and Landyn D. Overton, solely in his capacity as known heir of Vikki Wetzel , deceased and The Unknown Heirs of Vikki Wetzel , deceased and T. W. a minor, c/o Wendy Reidinger, guardian, solely in her capacity as known heir of Vikki Wetzel, deceased
Docket No. 2023-CV-1279
Premises: 1004 North Market Street, Berwick, PA 18603-2149

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for September 10, 2025 to November 19, 2025 for the above referenced Premises.

Thank you for your consideration.

Very truly yours,
Paul Boccuti, Paralegal
STERN & EISENBERG, PC

August 14, 2025

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

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

VS.

**LANDYN D. OVERTON, SOLELY IN HIS CAPACITY AS KNOWN HEIR
OF VIKKI WETZEL, DECEASED AND T.W. A MINOR, C/O WENDY
REIDINGER, GUARDIAN, SOLELY IN HER CAPACITY AS KNOWN
HEIR OF VIKKI WETZEL, DECEASED AND THE UNKNOWN HEIRS
OF VIKKI WETZEL, DECEASED**

NO: 2023-CV-1279

Dear Sheriff:

The amount due on the sewer account #104073 for the property located at 1004
Market Street, Berwick Pa through September 30, 2025, is **\$276.21**.

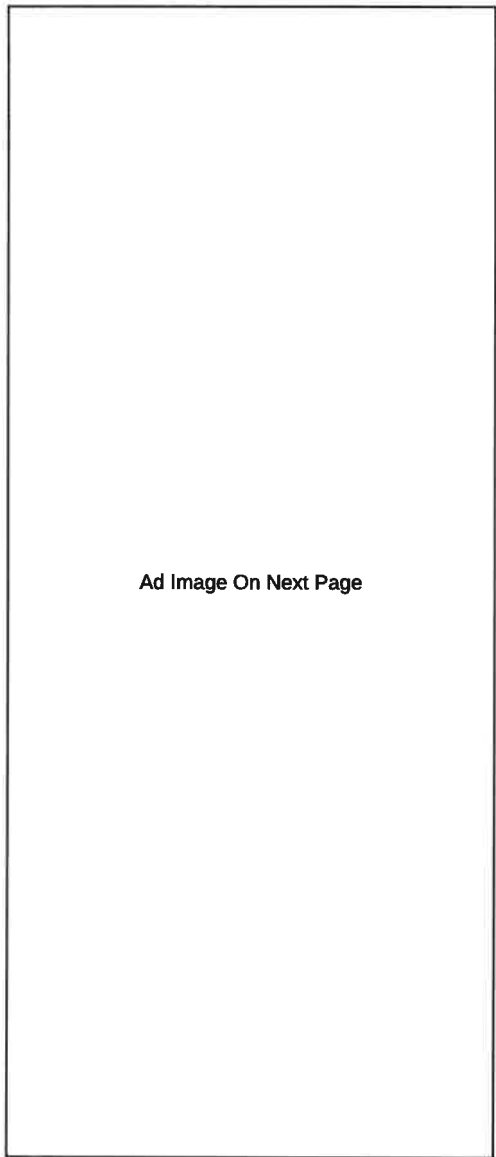
Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris
Authority Clerk

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: Wetzel Sale
Date(s) Published: 06/25/2025, 07/02/2025, 07/09/2025

[Handwritten Signature]

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

[Handwritten Signature: Shawn H. Starr]

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Shawn H. Starr, 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

Postponed to September 10, 2025



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

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

July 9, 2025

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

RE: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC v. Landyn D. Overton, solely in his capacity as known heir of Vikki Wetzel , deceased and The Unknown Heirs of Vikki Wetzel , deceased and T. W. a minor, c/o Wendy Reidinger, guardian, solely in her capacity as known heir of Vikki Wetzel, deceased
Docket No. 2023-CV-1279
Premises: 1004 North Market Street, Berwick, PA 18603-2149

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for July 16, 2025 to September 10, 2025 for the above referenced Premises.

Thank you for your consideration.

Very truly yours,
Michelle Lucas, Legal Assistant
STERN & EISENBERG, PC

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: 49789

WETZEL VIKKI
65 WOODSIDE DR
EASTON PA 18042

District: BERWICK BORO
Deed: 20220 - 6310
Location: 1004 MARKET ST LOT 45
Parcel Id: 04A-03 -022-00,000

Assessment: 15,816
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: Col. Co Sheriff

Per: _____

04A.03-022

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

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff

Civil Action No. : 2023-CV-1279

v.

Landyn D. Overton, solely in his capacity as known heir
of Vikki Wetzel, deceased

MORTGAGE FORECLOSURE

And

T. W. a minor, c/o Wendy Reidinger, guardian, solely in
her capacity as known heir of Vikki Wetzel, deceased

And

The Unknown Heirs of Vikki Wetzel, deceased
Defendant

RE: PREMISES: 1004 North Market Street, Berwick, PA 18603-2149

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on July 16, 2025 at 9:00 AM at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$169,139.59 together with interest, costs and such other allowed amounts, thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendant who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, and/or the lien you have on the premises. If you have any questions regarding the type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

April 10, 2025

STERN & EISENBERG, PC

By: Caroline P. Aprahamian
Caroline P. Aprahamian, Esq.
Attorney for Plaintiff
*TX No del taxcs
No oaks No*



2023CV1279

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</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>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>437.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1367.60</u>
SOLICITOR'S SERVICES	\$150.00
TOTAL *****	\$ <u>1667.60</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	\$ <u>15.00</u>
TOTAL *****	\$ <u>15.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>276.71</u>
WATER 20	\$ _____
TOTAL *****	\$ <u>276.71</u>

SURCHARGE FEE (DSTE)	\$ <u>60.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2552.56

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
THE UNKNOWN HEIR OF VIKKI WETZEL, DECEASED (et al.)

Case Number
2023CV1279

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	30
Manner:	< Not Specified >	Expires:	07/15/2025
Notes:	SALE DATE & TIME: 07/16/2025 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	1004 NORTH MARKET STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	6/16/25
Time:	1144
Deputy:	8
Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

(POSTING) 2023CV1279 1004 NORTH MARKET STREET, BERWICK, PA 18603 EXP: 07/15/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
THE UNKNOWN HEIR OF VIKKI WETZEL, DECEASED (et al.)

Case Number
2023CV1279

SHERIFF'S RETURN OF SERVICE

06/10/2025 11:44 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 1004 NORTH MARKET STREET, BERWICK, PA 18603.

DALE B. COOMBE, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 10, 2025

NOTARY

Affirmed and subscribed to before me this

10TH day of JUNE, 2025

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

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

Date: 06/18/2025

Fee: \$15.00

Cert. NO: 49650

WETZEL VIKKI
65 WOODSIDE DR
EASTON PA 18042

District: BERWICK BORO
Deed: 20220 - 6310
Location: 1004 MARKET ST LOT 45
Parcel Id: 04A-03 -022-00,000

Assessment: 15,816
Balances as of 06/18/2025

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

By: Columbia County Sheriff

Per: de

04A-03-022-00,000

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

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff

Civil Action No. : 2023-CV-1279

v.
Landyn D. Overton, solely in his capacity as known heir
of Vikki Wetzel , deceased
And
T. W. a minor, c/o Wendy Reidinger, guardian, solely in
her capacity as known heir of Vikki Wetzel, deceased
And
The Unknown Heirs of Vikki Wetzel , deceased
Defendant

MORTGAGE FORECLOSURE

RE: PREMISES: 1004 North Market Street, Berwick, PA 18603-2149

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on July 16th 2025 at 9:00 AM

ON LINE : bib4assets.com/ColumbiaPASheriffSales

The sale is being conducted pursuant to the judgment in the amount of \$169,139.59 together with interest, costs and such other allowed amounts, thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendant who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, and/or the lien you have on the premises. If you have any questions regarding the type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

April 10, 2025

STERN & EISENBERG, PC

By: Caroline Aprahamian
Caroline P. Aprahamian, Esq.
Attorney for Plaintiff

no back taxes
ours: NO

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
THE UNKNOWN HEIR OF VIKKI WETZEL, DECEASED (et al.)

Case Number
2023CV1279

SHERIFF'S RETURN OF SERVICE

07/01/2025 I, SHERIFF TIMOTHY T. CHAMBERLAIN, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: T.W MINOR, HEIR OF VIKKI WETZEL, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND".

TIMOTHY T. CHAMBERLAIN, SHERIFF

SO ANSWERS,

July 01, 2025

NOTARY

Affirmed and subscribed to before me this

1ST day of JULY, 2025

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

(c) CountySuite Sheriff, Telesoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
THE UNKNOWN HEIR OF VIKKI WETZEL, DECEASED (et al.)

Case Number
2023CV1279

SHERIFF'S RETURN OF SERVICE

07/01/2025 I, SHERIFF TIMOTHY T. CHAMBERLAIN, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: LANDYN D OVERTON, HEIR OF VIKKI WETZEL, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND".

TIMOTHY T. CHAMBERLAIN, SHERIFF

SO ANSWERS,

July 01, 2025

NOTARY

Affirmed and subscribed to before me this

1ST day of JULY, 2025

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

(c) CountySuite Sheriff, Teleosoft, Inc.



May 30, 2025

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

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

VS.

**LANDYN D. OVERTON, SOLELY IN HIS CAPACITY AS KNOWN HEIR
OF VIKKI WETZEL, DECEASED AND T.W. A MINOR, C/O WENDY
REIDINGER, GUARDIAN, SOLELY IN HER CAPACITY AS KNOWN
HEIR OF VIKKI WETZEL, DECEASED AND THE UNKNOWN HEIRS
OF VIKKI WETZEL, DECEASED**

NO: 2023-CV-1279

Dear Sheriff:

The amount due on the sewer account #104073 for the property located at 1004 Market Street, Berwick Pa through September 30, 2025, is \$276.21.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Morris", is written over a horizontal line.

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

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

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff

Civil Action No. : 2023-CV-1279

v.
Landyn D. Overton, solely in his capacity as known heir
of Vikki Wetzel, deceased
And
T. W. a minor, c/o Wendy Reidinger, guardian, solely in
her capacity as known heir of Vikki Wetzel, deceased
And
The Unknown Heirs of Vikki Wetzel, deceased
Defendant

MORTGAGE FORECLOSURE

RE: PREMISES: 1004 North Market Street, Berwick, PA 18603-2149

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on July 16, 2025 at 9:00 AM at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$169,139.59 together with interest, costs and such other allowed amounts, thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendant who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, and/or the lien you have on the premises. If you have any questions regarding the type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

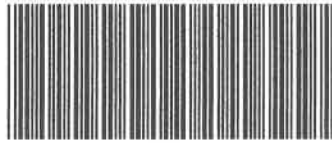
April 10, 2025

STERN & EISENBERG, PC

By: Caroline P. Aprahamian
Caroline P. Aprahamian, Esq.
Attorney for Plaintiff



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



2400933570

PRESORT
First-Class Mail
U.S. Postage and
Fees Paid
WSO

Send Payments to:
Stern & Eisenberg P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg P.C.
1581 Main Street, Suite 200
Warrington, PA 18976



Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815



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: **278570**
Description: **Wetzel Sale**
Run Dates: **06/25/2025 - 07/09/2025**
Class: **0002**
Orig User: **sshotwel**
Words: **577**
Lines: **72**
Agate Lines: **192**
Depth: **8.00**
Blind Box:

Total Ad Cost \$1,367.60
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	06/25/2025	07/09/2025	3	1,367.60

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV1279

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

BEGINNING on the Easterly side of Market Street at a point 47 feet Northerly from Tenth Street at the corner of Lot No. 44; thence along said lot parallel with Tenth Street, 150 feet to an alley; thence along the same toward Eleventh Street, 47 feet to Lot No. 46; thence along the same toward Market Street, 150 feet; thence along Market Street 47 feet to the place of beginning.

BEING Lot No. 45 in the Jackson and Crispin Addition to Berwick, on which is erected a two-story frame dwelling.

Commonly known as: 1004 N Market St, Berwick, PA 18603
Tax ID Number(s): 04A-03-022

PROPERTY ADDRESS: 1004 NORTH MARKET STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-03-022

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIR OF VIKKI WETZEL, DECEASED, LANDYN D. OVERTON, HEIR OF VIKKI WETZEL, T.W. MINOR, HEIR OF VIKKI WETZEL in suit of ROCKET MORTGAGE, LLC.

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

Attorney for the Plaintiff: STERN & EISENBERG, PC
WARRINGTON, PA 1-215-572-8111

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	BILL NO.		
		03/01/2025	6639		
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	15,816	14.635	226.84	231.47	254.62
SINKING		1.5	23.25	23.72	26.09
LIGHT		1.25	19.37	19.77	20.76
FIRE		2.25	34.88	35.59	37.37
BORO RE		18.1	280.54	286.27	300.58
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	584.88	596.82
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after
					639.42

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

WETZEL VIKKI
 65 WOODSIDE DR
 EASTON PA 18042

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04A-03 -022-00,000		
1004 MARKET ST		
.1618 acres	Land	2,820
	Buildings	12,996
	Total Assessment	15,816

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

(Jim)
Not paid rec'd of 4/28/25
Conner

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ONE MAIN FINANCIAL GROUP, LLC
vs.
HARVEY, BRANDY (et al.)

Case Number
2024CV572

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	29		
Manner:	Adult in Charge	Expires:	07/23/2025	Warrant:	
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:	Deb Hower			
Relation:	Clerk			
Date:	5/1/25	Time:	8:18	
Deputy:	4	Mileage:		

Attorney / Originator:

Name:	LOGS LEGAL GROUP, LLP	Phone:	
-------	-----------------------	--------	--

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2024CV572

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 07/23/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ONE MAIN FINANCIAL GROUP, LLC
vs.
HARVEY, BRANDY (et al.)

Case Number
2024CV572

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	29
Manner:	Adult in Charge	Expires:	07/23/2025
Warrant:			
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 Cot
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:	clerk
Date:	5/1/25
Time:	8:22
Deputy:	9
Mileage:	

Attorney / Originator:

Name: LOGS LEGAL GROUP, LLP	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 2024CV572 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 07/23/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
THE UNKNOWN HEIR OF VIKKI WETZEL, DECEASED (et al.)

Case Number
2023CV1279

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	30
Manner:	Adult in Charge	Expires:	07/15/2025
Warrant:			
Notes:	SALE DATE & TIME: 07/16/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS ✶ Post ✶		

Serve To:

Name:	OCCUPANT
Primary Address:	1004 NORTH MARKET STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	4-28-25	Time:	1753
Deputy:	8	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

OCCUPANT

2023CV1279

1004 NORTH MARKET STREET, BERWICK, PA 18603

EXP: 07/15/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
THE UNKNOWN HEIR OF VIKKI WETZEL, DECEASED (et al.)

Case Number
2023CV1279

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	30
Manner:	< Not Specified >	Expires:	07/15/2025
Warrant:			
Notes:	SALE DATE & TIME: 07/16/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	THE UNKNOWN HEIR OF VIKKI WETZEL, D
Primary Address:	1004 NORTH MARKET STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

THE UNKNOWN HEIR OF V 2023CV1279 1004 NORTH MARKET STREET, BERWICK, PA 18603 EXP: 07/15/2025

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff

v.

Landyn D. Overton, solely in his capacity as known heir
of Vikki Wetzel , deceased
And
T. W. a minor, c/o Wendy Reidinger, guardian, solely in
her capacity as known heir of Vikki Wetzel, deceased
And
The Unknown Heirs of Vikki Wetzel , deceased
Defendant(s)

Civil Action No. :
2023-CV-1279

2025 - ED - 30

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

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

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1004 North Market Street, Berwick, PA 18603-2149 (see full legal description attached)

Judgment Amount..... \$169,139.59
Interest from March 8, 2025 at the Per
Diem rate of \$ 20.31 until Judgment is paid
in full..... \$ _____
Total \$ _____ plus costs

Dated: 4/16/2025
(SEAL)

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

By: Melissa Traugh
Deputy
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

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

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff

Civil Action No. : 2023-CV-1279

v.
Landyn D. Overton, solely in his capacity as known heir
of Vikki Wetzel , deceased
And
T. W. a minor, c/o Wendy Reidinger, guardian, solely in
her capacity as known heir of Vikki Wetzel, deceased
And
The Unknown Heirs of Vikki Wetzel , deceased
Defendant

MORTGAGE FORECLOSURE

RE: PREMISES: 1004 North Market Street, Berwick, PA 18603-2149

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on July 16th 2025 at 9:00 AM.


ON LINE : bib4assets.com/ColumbiaPASheriffSales

The sale is being conducted pursuant to the judgment in the amount of \$169,139.59 together with interest, costs and such other allowed amounts, thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendant who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, and/or the lien you have on the premises. If you have any questions regarding the type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

April 10, 2025

STERN & EISENBERG, PC

By: 
Caroline P. Aprahamian, Esq.
Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
THE UNKNOWN HEIR OF VIKKI WETZEL, DECEASED (et al.)

Case Number
2023CV1279

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	30
Manner:	Adult in Charge	Expires:	07/15/2025
		Warrant:	
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:	Def.		
Date:	4/25/25	Time:	13:19
Deputy:	5	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

GINGHER, CONNIE C.

2023CV1279

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 07/15/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
THE UNKNOWN HEIR OF VIKKI WETZEL, DECEASED (et al.)

Case Number
2023CV1279

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	30
Manner:	Adult in Charge	Expires:	07/15/2025
Notes:	SALE DATE & TIME: 07/16/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	LANDYN D OVERTON, HEIR OF VIKKI WET
Primary Address:	1004 NORTH MARKET STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	65 WOODSIDE DRIVE EASTON, PA 18042
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · <input checked="" type="radio"/> Other		
Adult In Charge:	Vacant		
Relation:			
Date:	4/28/25	Time:	08:15
Deputy:	4	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

OVERTON, HEIR OF VIKKI

2023CV1279

1004 NORTH MARKET STREET, BERWICK, PA 18603

EXP: 07/15/2025

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

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

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff

v.

Landyn D. Overton, solely in his capacity as known heir
of Vikki Wetzel , deceased
And
T. W. a minor, c/o Wendy Reidinger, guardian, solely in
her capacity as known heir of Vikki Wetzel, deceased
And
The Unknown Heirs of Vikki Wetzel , deceased
Defendant(s)

Civil Action No. :
2023-CV-1279

2025 - ED - 30

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

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

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1004 North Market Street, Berwick, PA 18603-2149 (see full legal description attached)

Judgment Amount..... \$169,139.59
Interest from March 8, 2025 at the Per
Diem rate of \$ 20.31 until Judgment is paid
in full..... \$ _____
Total \$ _____ plus costs

Dated: 4/16/2025
(SEAL)

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

By: Melissa Traugh
Deputy
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

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

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff

Civil Action No. : 2023-CV-1279

v.
Landyn D. Overton, solely in his capacity as known heir
of Vikki Wetzel , deceased
And
T. W. a minor, c/o Wendy Reidinger, guardian, solely in
her capacity as known heir of Vikki Wetzel, deceased
And
The Unknown Heirs of Vikki Wetzel , deceased
Defendant

MORTGAGE FORECLOSURE

RE: PREMISES: 1004 North Market Street, Berwick, PA 18603-2149

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on July 16th 2025 at 9:00 AM


ON LINE : bib4assets.com/ColumbiaPASheriffSales

The sale is being conducted pursuant to the judgment in the amount of \$169,139.59 together with interest, costs and such other allowed amounts, thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendant who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, and/or the lien you have on the premises. If you have any questions regarding the type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

April 10, 2025

STERN & EISENBERG, PC

By: 
Caroline P. Aprahamian, Esq.
Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
THE UNKNOWN HEIR OF VIKKI WETZEL, DECEASED (et al.)

Case Number
2023CV1279

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 30
Manner: < Not Specified > **Expires:** 07/15/2025 **Warrant:**
Notes: SALE DATE & TIME: 07/16/2025 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: T.W MINOR, HEIR OF VIKKI WETZEL
Primary Address: 1004 NORTH MARKET STREET
 BERWICK, PA 18603
Phone: **DOB:**
Alternate Address: 65 WOODSIDE DRIVE
 EASTON, PA 18042
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other
Adult In Charge: vacan
Relation:
Date: 4/28/25 **Time:** 08:15
Deputy: G **Mileage:**

Attorney / Originator:

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

Service Attempts:

Date:	4-23-25					
Time:	1750					
Mileage:						
Deputy:	647	2	3	4	5	8

Service Attempt Notes:

1. No one home. Property has vacant notes all over door and a note
2. that states the home owner is the nurse that was killed at GMC.
- 3.
- 4.
- 5.
- 6.

T.W MINOR, HEIR OF VIKKI 2023CV1279 1004 NORTH MARKET STREET, BERWICK, PA 18603 EXP: 07/15/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
THE UNKNOWN HEIR OF VIKKI WETZEL, DECEASED (et al.)

Case Number
2023CV1279

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	30
Manner:	Adult in Charge	Expires:	07/15/2025
Warrant:			
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:	Jodi Cook		
Relation:	Director		
Date:	4-24-25	Time:	1235
Deputy:	6	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2023CV1279 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 07/15/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
THE UNKNOWN HEIR OF VIKKI WETZEL, DECEASED (et al.)

Case Number
2023CV1279

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 30	
Manner: Adult in Charge	Expires: 07/15/2025	Warrant:
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 <u>Adult In Charge</u> Posted · Other
Adult In Charge: Lynn Dixon
Relation: Clerk
Date: 4-24-25 Time: 1222
Deputy: 6 Mileage:

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2023CV1279

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 07/15/2025

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

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

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff

v.

Landyn D. Overton, solely in his capacity as known heir
of Vikki Wetzel , deceased

And

T. W. a minor, c/o Wendy Reidinger, guardian, solely in
her capacity as known heir of Vikki Wetzel, deceased

And

The Unknown Heirs of Vikki Wetzel , deceased
Defendant(s)

Civil Action No. :
2023-CV-1279

2025 - ED - 30

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF COLUMBIA

:

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1004 North Market Street, Berwick, PA 18603-2149 (see full legal description attached)

Judgment Amount..... \$169,139.59

Interest from March 8, 2025 at the Per
Diem rate of \$ 20.31 until Judgment is paid
in full..... \$ _____

Total \$ _____ plus costs

Dated: 4/16/2025
(SEAL)

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

By: Melissa Traugh
Deputy
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

No. 2023-CV-1279

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

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff

v.

Dayne C. Wetzel, solely in his capacity as known heir of Vikki Wetzel , deceased and Landyn D. Overton, solely
in his capacity as known heir of Vikki Wetzel , deceased and T. W. a minor, c/o Wendy Reidinger, guardian,
solely in her capacity as known heir of Vikki Wetzel, deceased and The Unknown Heirs of Vikki Wetzel ,
deceased and Vikki Wetzel
Defendant(s)

Premises: 1004 North Market Street, Berwick, PA 18603-2149
UPI/Parcel No.: 04A03 02200000

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

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

Caroline Aprahamian

Caroline P. Aprahamian, Esq.
PA Attorney ID No. 329932
Attorney for Plaintiff



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

LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

March 24, 2025

RE: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
v. Landyn D. Overton, solely in his capacity as known heir of Vikki Wetzel , deceased and T. W. a minor, c/o
Wendy Reidinger, guardian, solely in her capacity as known heir of Vikki Wetzel, deceased and The Unknown
Heirs of Vikki Wetzel

C.C.P. COLUMBIA CO. NO. 2023-CV-1279

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

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

Landyn D. Overton
1004 North Market Street,
Berwick, PA 18603-2149

T. W. a minor, c/o Wendy Reidinger, guardian, solely in her capacity as known heir of Vikki Wetzel,
deceased
1004 North Market Street,
Berwick, PA 18603-2149

The Unknown Heirs of Vikki Wetzel
1004 North Market Street,
Berwick, PA 18603-2149

Landyn D. Overton, solely in his capacity as known heir of Vikki Wetzel , deceased
65 Woodside Drive
Easton, PA 18042

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE

(570) 389-5622

COURT HOUSE:

P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

24 HOUR PHONE

(570) 784-6300

PRESS ENTERPRISE

Lackawanna Avenue

Bloomsburg, PA 17815

Date: April 22, 2025

Re: Sheriffs Sale Advertising Dates

ROCKET MORTGAGE, LLC

VS.

THE UNKNOWN HEIRS OF VICKI WETZEL, LANDYN D. OVERTON AND T.W. A MINOR

No. 1279 of 2023 J.D. and No. 30 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	JUNE 25TH 2025
2 nd Week	JULY 2ND 2025
3 rd Week	JULY 9TH 2025

SALE DATE: **JULY 16TH 2025 @ 9:00 a.m**

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

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

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

6 T. W. a minor, c/o Wendy Reidinger, guardian, solely in her capacity as known heir of Vikki Wetzel,
deceased
65 Woodside Drive
Easton, PA 18042

W The Unknown Heirs of Vikki Wetzel
65 Woodside Drive
Easton, PA 18042

Please forward an affidavit of service once completed.

Very truly yours,

Stern & Eisenberg, PC

JM/GG
Enclosures

EXHIBIT A - LEGAL DESCRIPTION

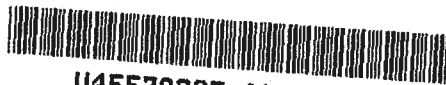
Tax ID Number(s): 04A-03-022

Land situated in the Borough of Berwick in the County of Columbia in the State of PA

ALL that certain piece, parcel or lot of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the easterly side of Market Street at a point 47 feet northerly from Tenth Street at the corner of Lot No. 44; thence along said lot parallel with Tenth Street, 150 feet to an alley; thence along the same toward Eleventh Street, 47 feet to Lot No. 46; thence along the same toward Market Street, 150 feet; thence along Market Street 47 feet to the place of beginning. Being Lot No. 45 in the Jackson and Crispin Addition to Berwick, on which is erected a two-story frame dwelling.

Commonly known as: 1004 N Market St, Berwick, PA 18603



U45578397-02TE05

DEED

US Recordings

REAL ESTATE OUTLINE

ED # ED 30

DATE RECEIVED 4-16-2025
DOCKET AND INDEX 2023 CV 1279

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
COPY OF DESCRIPTION X
WHEREABOUTS OF LKA X
NON-MILITARY AFFIDAVIT X
NOTICES OF SHERIFF SALE X
WAIVER OF WATCHMAN X
AFFIDAVIT OF LIENS LIST X
CHECK FOR \$~~1,350.00~~ OR 2,000.⁰⁰ X CK# 51737

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

SALE DATE July 16th TIME 9:00am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK 6-25
2ND WEEK 7-2
3RD WEEK 7-9

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

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

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff

Civil Action No. : 2023-CV-1279

v.
Landyn D. Overton, solely in his capacity as known heir
of Vikki Wetzel , deceased
And
T. W. a minor, c/o Wendy Reidinger, guardian, solely in
her capacity as known heir of Vikki Wetzel, deceased
And
The Unknown Heirs of Vikki Wetzel , deceased
Defendant

MORTGAGE FORECLOSURE

RE: PREMISES: 1004 North Market Street, Berwick, PA 18603-2149

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on July 16th 2025 at 9:00 AM


ON LINE : bib4assets.com/ColumbiaPASheriffSales

The sale is being conducted pursuant to the judgment in the amount of \$169,139.59 together with interest, costs and such other allowed amounts, thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendant who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, and/or the lien you have on the premises. If you have any questions regarding the type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

April 10, 2025

STERN & EISENBERG, PC

By: 
Caroline P. Aprahamian, Esq.
Attorney for Plaintiff

**EXHIBIT A TO MORTGAGE FROM VIKKI WETZEL TO
ROCKET MORTGAGE**

ALL THAT CERTAIN piece, parcel or lot of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Easterly side of Market Street at a point 47 feet Northerly from Tenth Street at the corner of Lot No. 44; thence along said lot parallel with Tenth Street, 150 feet to an alley; thence along the same toward Eleventh Street, 47 feet to Lot No. 46; thence along the same toward Market Street, 150 feet; thence along Market Street 47 feet to the place of beginning.

BEING Lot No. 45 in the Jackson and Crispin Addition to Berwick, on which is erected a two-story frame dwelling.

PIN 04A-03 -022-00,000

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

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff

v.

Landyn D. Overton, solely in his capacity as known heir
of Vikki Wetzel , deceased

And

T. W. a minor, c/o Wendy Reidinger, guardian, solely in
her capacity as known heir of Vikki Wetzel, deceased

And

The Unknown Heirs of Vikki Wetzel , deceased
Defendant(s)

Civil Action No. : 2023-CV-1279

MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

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


Attorney for Plaintiff

Now this 10th day of April, 2025, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.


Attorney for Plaintiff

Parcel No. 04A03 02200000

BEING the same premises which Vikki Wetzel by Deed dated June 30, 2022 and recorded in the Office of Recorder of Deeds of Columbia County on July 6, 2022 at Instrument Number 202206311 granted and conveyed unto Vikki Wetzel. Vikki Wetzel departed this life on May 1, 2023.

KENYA BATES, ESQUIRE (203664)
STEVEN P. KELLY, ESQUIRE (308573)
MATTHEW FLECK, ESQUIRE (330498)
JESSICA N. MANIS, ESQUIRE (318705)
MATTHEW C. FALLINGS, ESQUIRE (326896)
DANIEL P. JONES, ESQUIRE (321876)
CAROLINE P. APRAHAMIAN, ESQUIRE (329932)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff

v.

Landyn D. Overton, solely in his capacity as known
heir of Vikki Wetzel, deceased

And

T. W. a minor, c/o Wendy Reidinger, guardian,
solely in her capacity as known heir of Vikki
Wetzel, deceased

And

The Unknown Heirs of Vikki Wetzel, deceased
Defendant

Civil Action No. : 2023-CV-1279

2025-ED-30

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, set forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1004 North Market Street, Berwick, PA 18603-2149**:

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

Landyn D. Overton, solely in his capacity as known heir of Vikki Wetzel, deceased
65 Woodside Drive
Easton, PA 18042
And

T. W. a minor, c/o Wendy Reidinger, guardian, solely in her capacity as known heir of Vikki
Wetzel, deceased
65 Woodside Drive
Easton, PA 18042

And

The Unknown Heirs of Vikki Wetzel, deceased
65 Woodside Drive
Easton, PA 18042

Landyn D. Overton, solely in his capacity as known heir of Vikki Wetzel , deceased
1004 North Market Street
Berwick, PA 18603-2149

T. W. a minor, c/o Wendy Reidinger, guardian, solely in her capacity as known heir of Vikki
Wetzel, deceased
1004 North Market Street
Berwick, PA 18603-2149

The Unknown Heirs of Vikki Wetzel, deceased
1004 North Market Street
Berwick, PA 18603-2149

2. Name and address of Defendant in the judgment:

Landyn D. Overton, solely in his capacity as known heir of Vikki Wetzel , deceased
65 Woodside Drive
Easton, PA 18042
And

T. W. a minor, c/o Wendy Reidinger, guardian, solely in her capacity as known heir of Vikki
Wetzel, deceased
65 Woodside Drive
Easton, PA 18042

And

The Unknown Heirs of Vikki Wetzel, deceased
65 Woodside Drive
Easton, PA 18042

Landyn D. Overton, solely in his capacity as known heir of Vikki Wetzel , deceased
1004 North Market Street
Berwick, PA 18603-2149

T. W. a minor, c/o Wendy Reidinger, guardian, solely in her capacity as known heir of Vikki
Wetzel, deceased
1004 North Market Street
Berwick, PA 18603-2149

The Unknown Heirs of Vikki Wetzel, deceased
1004 North Market Street
Berwick, PA 18603-2149

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

N/A

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

N/A

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

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

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

PA Department of Revenue
P.O. Box 280601
Harrisburg, PA 17125-0502

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

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

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

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

PA Department of Revenue
P.O. Box 280601
Harrisburg, PA 17125-0502

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

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

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

Tenant(s)/Occupant(s)
1004 North Market Street
Berwick, PA 18603-2149

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

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

STERN & EISENBERG, PC

Sworn to and subscribed before me
this 10 Day of April, 2025.


Notary Public

By: 
Caroline P. Aprahamian, Esq.
Attorney for Plaintiff

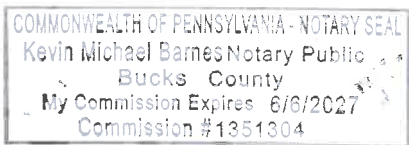


EXHIBIT A - LEGAL DESCRIPTION

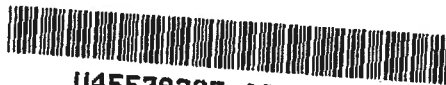
Tax ID Number(s): 04A-03-022

Land situated in the Borough of Berwick in the County of Columbia in the State of PA

ALL that certain piece, parcel or lot of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the easterly side of Market Street at a point 47 feet northerly from Tenth Street at the corner of Lot No. 44; thence along said lot parallel with Tenth Street, 150 feet to an alley; thence along the same toward Eleventh Street, 47 feet to Lot No. 46; thence along the same toward Market Street, 150 feet; thence along Market Street 47 feet to the place of beginning. Being Lot No. 45 in the Jackson and Crispin Addition to Berwick, on which is erected a two-story frame dwelling.

Commonly known as: 1004 N Market St, Berwick, PA 18603



U45578397-02TE05

DEED

US Recordings

Parcel No. 04A03 02200000

BEING the same premises which Vikki Wetzel by Deed dated June 30, 2022 and recorded in the Office of Recorder of Deeds of Columbia County on July 6, 2022 at Instrument Number 202206311 granted and conveyed unto Vikki Wetzel. Vikki Wetzel departed this life on May 1, 2023.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV1279

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

BEGINNING on the Easterly side of Market Street at a point 47 feet Northerly from Tenth Street at the corner of Lot No. 44; thence along said lot parallel with Tenth Street, 150 feet to an alley; thence along the same toward Eleventh Street, 47 feet to Lot No. 46; thence along the same toward Market Street, 150 feet; thence along Market Street 47 feet to the place of beginning.

BEING Lot No. 45 in the Jackson and Crispin Addition to Berwick, on which is erected a two-story frame dwelling.

Commonly known as: 1004 N Market St, Berwick, PA 18603

Tax ID Number(s): 04A-03-022

PROPERTY ADDRESS: 1004 NORTH MARKET STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-03-022

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIR OF VIKKI WETZEL, DECEASED, LANDYD D OVERTON, HEIR OF VIKKI WETZEL, T.W MINOR, HEIR OF VIKKI WETZEL in suit of ROCKET MORTGAGE, LLC.

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

Attorney for the Plaintiff:
STERN & EISENBERG, PC
WARRINGTON, PA 1-215-572-8111

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

KENYA BATES, ESQUIRE (203664)
STEVEN P. KELLY, ESQUIRE (308573)
MATTHEW FLECK, ESQUIRE (330498)
JESSICA N. MANIS, ESQUIRE (318705)
MATTHEW C. FALLINGS, ESQUIRE (326896)
DANIEL P. JONES, ESQUIRE (321876)
CAROLINE P. APRAHAMIAN, ESQUIRE (329932)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff

Civil Action No. : 2023-CV-1279

v.
Landyn D. Overton, solely in his capacity as known
heir of Vikki Wetzel , deceased
And
T. W. a minor, c/o Wendy Reidinger, guardian,
solely in her capacity as known heir of Vikki
Wetzel, deceased
And
The Unknown Heirs of Vikki Wetzel , deceased
Defendant

2025 - ED - 30

MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF BUCKS

:

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

1. Last-known address is; 1004 North Market Street, Berwick, PA 18603-2149
2. Is over the age of twenty-one; and
3. Is not now nor has been within the last three hundred sixty-six days in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.

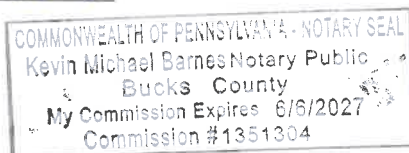
STERN & EISENBERG, PC

Sworn to and subscribed before me
this 10 Day of April, 2025.

Caroline Aprahamian

By: Caroline P. Aprahamian, Esq.
Attorney for Plaintiff

Kevin Michael Barnes
Notary Public





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

SSN: XXX-XX-4556
 Birth Date:
 Last Name: WETZEL
 First Name: VIKKI
 Middle Name:
 Status As Of: Apr-10-2025
 Certificate ID: Z0SJLWQCW2B4B8G

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

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

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

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

Sam Yousefzadeh

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



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

SSN: XXX-XX-5538
 Birth Date:
 Last Name: OVERTON
 First Name: LANDYN
 Middle Name: D
 Status As Of: Apr-10-2025
 Certificate ID: 72BPBDXTN7YB6C2

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



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

LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

April 10, 2025

RE: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
v. Landyn D. Overton, solely in his capacity as known heir of Vikki Wetzel , deceased and T. W. a minor, c/o
Wendy Reidinger, guardian, solely in her capacity as known heir of Vikki Wetzel, deceased and The Unknown
Heirs of Vikki Wetzel
C.C.P. COLUMBIA CO. NO. 2023-CV-1279

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

Dear Sir or Madam:

I represent the plaintiff in the above matter and I am enclosing herewith the following:

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

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

Very truly yours,

Stern & Eisenberg, PC

JM/GG
Enclosures

KENYA BATES, ESQUIRE (203664)
STEVEN P. KELLY, ESQUIRE (308573)
MATTHEW FLECK, ESQUIRE (330498)
JESSICA N. MANIS, ESQUIRE (318705)
MATTHEW C. FALLINGS, ESQUIRE (326896)
DANIEL P. JONES, ESQUIRE (321876)
CAROLINE P. APRAHAMIAN, ESQUIRE (329932)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff

v.
Landyn D. Overton, solely in his capacity as known
heir of Vikki Wetzel , deceased
And
T. W. a minor, c/o Wendy Reidinger, guardian,
solely in her capacity as known heir of Vikki
Wetzel, deceased
And
The Unknown Heirs of Vikki Wetzel , deceased
Defendant

Civil Action No. : 2023-CV-1279

2025 - ED - 30

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Landyn D. Overton, solely in his capacity as known heir of Vikki Wetzel, deceased
65 Woodside Drive
Easton, PA 18042
And

T. W. a minor, c/o Wendy Reidinger, guardian, solely in her capacity as known heir
of Vikki Wetzel, deceased
65 Woodside Drive
Easton, PA 18042

And

The Unknown Heirs of Vikki Wetzel, deceased
65 Woodside Drive
Easton, PA 18042

Landyn D. Overton, solely in his capacity as known heir of Vikki Wetzel, deceased
1004 North Market Street
Berwick, PA 18603-2149

T. W. a minor, c/o Wendy Reidinger, guardian, solely in her capacity as known heir
of Vikki Wetzel, deceased
1004 North Market Street
Berwick, PA 18603-2149

The Unknown Heirs of Vikki Wetzel, deceased
1004 North Market Street
Berwick, PA 18603-2149

Your real estate at 1004 North Market Street, Berwick, PA 18603-2149 is scheduled to be sold at the
Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on
_____ at _____ AM to enforce the court judgment of \$169,139.59 obtained by
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC against you.

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

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

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
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 Stern & Eisenberg, PC, at telephone number (215) 572-8111.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling (570) 389-5622 to determine the actual date of filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

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

EXHIBIT A - LEGAL DESCRIPTION

Tax ID Number(s): 04A-03-022

Land situated in the Borough of Berwick in the County of Columbia in the State of PA

ALL that certain piece, parcel or lot of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the easterly side of Market Street at a point 47 feet northerly from Tenth Street at the corner of Lot No. 44; thence along said lot parallel with Tenth Street, 150 feet to an alley; thence along the same toward Eleventh Street, 47 feet to Lot No. 46; thence along the same toward Market Street, 150 feet; thence along Market Street 47 feet to the place of beginning. Being Lot No. 45 in the Jackson and Crispin Addition to Berwick, on which is erected a two-story frame dwelling.

Commonly known as: 1004 N Market St, Berwick, PA 18603



U45578397-02TE05

OEED

US Recordings

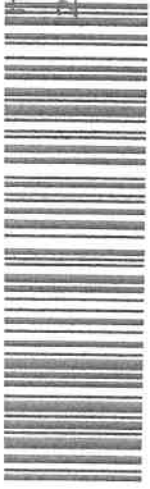
Parcel No. 04A03 02200000

BEING the same premises which Vikki Wetzel by Deed dated June 30, 2022 and recorded in the Office of Recorder of Deeds of Columbia County on July 6, 2022 at Instrument Number 202206311 granted and conveyed unto Vikki Wetzel. Vikki Wetzel departed this life on May 1, 2023.

TIMOTHY T. CHAMBERLAIN
SHERIFF



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



9589 0710 5270 2971 1894 46

T.W. Minor c/o Wendy Reidinger
65 Woodside Drive
Easton, PA 18042

10
RIS

NIXIE

171 DE 1

0005/06/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 17815038080

*2823-11070-23-17



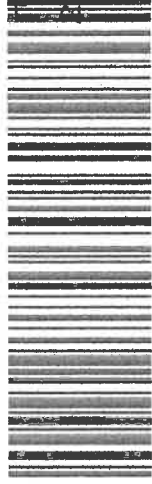
OF THE RETURN ADDRESS FOLD AT DOTTED LINE

CERTIFIED MAIL

AFTER FIVE DAYS RETURN TO
TIMOTHY T. CHAMBERLAIN
SHERIFF



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



9589 0710 5270 2971 1894 39

Landyn D. Overton
65 Woodside Drive
Easton, PA 18042

RIS

10

NIXIE

171 DE 1

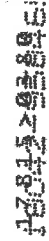
0005/06/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 17815038080

*2823-10772-23-17



US POSTAGE WITH PITNEY BOWES



ZIP 17815 \$009.64
02 4W
0000379331 APR 22 2025

BLOOMSBURG PA 17815
13 APR 2025 AM 1

ZIP 17815 \$009.64
02 4W
0000379331 APR 22 2025

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:

T. W. Minor
 c/o Wendy Reindinger
 65 Woodside Dr
 Easton, PA 18042



9590 9402 9405 5002 6725 54

2. Article Number (Transfer from service label)

94 469T 1252 0225 0T20 6956

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Landyn D. Overton
 65 Woodside Drive
 Easton, PA 18042

9590 9402 9405 5002 6725 78

2. Article Number (Transfer from service label)

9589 0720 5270 2972 2894 39

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

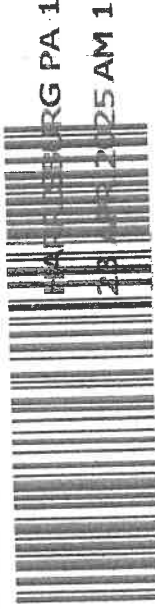
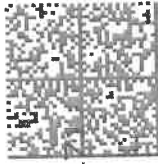
3. Service Type

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

Domestic Return Receipt

CERTIFIED MAIL

US POSTAGE  PAID BY PITNEY BOWES
ZIP 17815 \$009.64⁰
02 4W
0000379331 APR 22 2025



9589 0710 5270 2971 1894 53

AFTER FIVE DAYS RETURN TO
TIMOTHY T. CHAMBERLAIN
SHERIFF



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

The Unknown Heirs of Vikki Wetzel
65 Woodside Drive
Easton, PA 18042

10

RIS

L.N. 5/2/15

NIXIE 171 DE 1 0005/06/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC BC: 17815038080 *2823-10857-23-17



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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
*The Unknown Heirs of
Vikki Wetzel
65 Woodside Drive
Easton, PA 18042*



9590 9402 9405 5002 6725 47

2. Article Number (Transfer from service label)

9589 0710 5270 2971 1894 53

(over \$500)

Restricted Delivery

PS Form 3811, July 2020 PSN 7536-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

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

3. Service Type
- | | |
|--|---|
| <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 | |

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

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



9590 9402 9405 5002 6725 85

Article Number (Transfer from service label)

9589 0710 5270 2971 1894 15

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

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

B. Received by (Printed Name) C. Date of Delivery
APR 24 2025

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

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

Mail Restricted Delivery (over \$500)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
X *Robert E. Willis*

B. Received by (Printed Name) C. Date of Delivery
Robert E. Willis 4/25/25

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

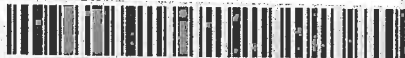
3. Service Type
 Priority Mail Express®
 Registered Mail™
 Adult Signature Restricted Delivery
 Registered Mail Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

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



9590 9402 9405 5002 6725 61

Article Number (Transfer from service label)

9589 0710 5270 2971 1894 22

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X PA DEPT. OF REVENUE Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
APR 24 2025

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

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

Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

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

9590 9402 9405 5002 6726 08

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

Philadelphia



9590 9402 9405 5002 6725 92

Article Number (Transfer from service label)

9589 0710 5270 2971 1894 08

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
[Signature] 4/25/25

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

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

Mail Restricted Delivery (over \$500)