

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
JOHN JAFFIN (et al.)

Case Number
2024CV1372

PROPERTY ADDRESS

311 MARY STREET, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
05/12/2025	Advance Fee	Advance Fee	317123	\$0.00	\$2,000.00
05/12/2025	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/12/2025	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/12/2025	Crying Sale			\$10.00	\$0.00
05/12/2025	Docketing			\$15.00	\$0.00
05/12/2025	Levy			\$15.00	\$0.00
05/12/2025	Mailing Costs			\$96.00	\$0.00
05/12/2025	Posting Handbill			\$15.00	\$0.00
05/12/2025	Press Enterprise Inc.			\$1,727.15	\$0.00
05/12/2025	Sheriff Automation Fund			\$50.00	\$0.00
05/12/2025	Web Posting			\$100.00	\$0.00
06/25/2025	Service			\$330.00	\$0.00
06/25/2025	Service Mileage			\$24.00	\$0.00
06/25/2025	Copies			\$11.00	\$0.00
06/25/2025	Notary Fee			\$10.00	\$0.00
06/25/2025	Tax Claim Search			\$15.00	\$0.00
06/25/2025	Surcharge			\$40.00	\$0.00
07/14/2025	Continued or Cancelled Sale	Cancelled on: 07/14/2025		\$10.00	\$0.00

\$2,500.65 \$2,000.00

TOTAL BALANCE:	\$(500.65)
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TX Result Report

P 1
 07/14/2025 10:13
 Serial No. ACT9011005893
 TC: 109540

Addressee	Start Time	Time	Prints	Result	Note
912157901274	07-14 10:12	00:00:56	000/003	No Ans	ORG

Note TMR:Timer TX, POL:Polling, ORG:Original Size Setting, FME:Frame Erase TX, DPG:Page Separation TX, MIX:Mixed Original TX, CALL:Manual TX, CSRC:CSRC, FWD:Forward, PC:PC-FAX, BND:Double-Sided Binding Direction, SP:Special Original, FCODE:F-code, RTX:Re-TX, RLV:Relay, MBX:Confidential, BUL:Bulletin, IPADR:IP Address Fax, I-FAX:Internet Fax IP-FAX: IP-FAX(SIP)

Result OK: Communication OK, S-OK: Stop Communication, PW-OFF: Power Switch OFF, TEL: RX from TEL, NG: Other Error, Cont: Continue, No Ans: No Answer, Re-Fuse: Receipt Refused, Busy: Busy, M-Full:Memory Full, LOUR:Receiving length Over, PQR:Receiving page Over, FIL:File Error, DC:Decode Error, MDN:MDN Response Error, DSN:DSN Response Error, PRINT:Compulsory Memory Document Print, DEL:Compulsory Memory Document Delete, SEND:Compulsory Memory Document Send.

COLUMBIA COUNTY SHERIFF'S OFFICE
 PO BOX 380
 PH 570-389-5622 | FAX 570-389-5625
 www.sheriffofcolumbiacounty.com

fax

TO: Kristen Small FROM: Sheriff Timothy Chamberlain
 FAX: PAGES: 3
 PHONE: DATE: July 14, 2025
 RE: Jaffin Execution CC:

Urgent For Review Please Comment Please Reply Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$500.65.

3-16-26 → Ksmall@mccabeesq.com

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TO: Kristen Small

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 3

PHONE:

DATE: July 14, 2025

RE: Jaffin Execution

CC:

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LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1501
1420 WALNUT STREET
PHILADELPHIA, PA 19102
(215) 790-1010
FAX (215) 790-1274

July 14, 2025

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Carrington Mortgage Services LLC vs. John Jaffin, Known Surviving Heir of Paul T. Jaffin, Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin and Unknown Surviving Heirs of Paul T. Jaffin
Columbia; C.C.P; No. 2024-CV-1372
Premises: 311 Mary Street, Berwick, Pennsylvania 18603

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **July 16, 2025** Sheriff's Sale. I am requesting at this time that you stay this sale.

In addition, please return the Writ to the Prothonotary and forward any refund due my client.

As acknowledgment of this stay, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,
Kristen Small
Kristen Small, Legal Assistant

/ks

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV191

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/ColumbiaPSheriffsale 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 or parcel of land situated in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the North side of an easterly direction as extended from the Borough of Berwick; Thence in an easterly direction along the extension of East Fifth Street a distance of 165 feet to the corner of Lot No. 2; Thence in a northerly direction along Lot No. 2, a distance of 98 1/2 feet to an alley; Thence in a westerly direction along said alley a distance of 50 feet to the former Borough line; Thence in a southerly direction along said Borough line a distance of One Hundred Sixty-five (165) feet to a corner, the place of BEGINNING.

BEING Lot No. 1 in Davenport and Traugh's Addition.

Parcel ID: 04-08-111-00-000

Property Address: 441 East Fifth Street, Berwick, PA 18603

BEING THE SAME premises which Betty A. Sluszer, widow, by her Deed dated May 28, 2003 and recorded May 29, 2003 in the Office for the Recorder of Deeds in and for Columbia County Instrument No. 200305471, granted and conveyed unto Betty R. Maynard and Robert L. Maynard, her husband.

PROPERTY ADDRESS: 441 EAST FIFTH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-08-111-00-000

Seized and taken into execution as the property of BETTY MAYNARD, ROBERT MAYNARD in suit of SERVICE 1ST FDU.

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 DESCRIBED 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 or 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 or when the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV1372

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ALL THE FOLLOWING described premises and Tracts of Land situated in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

Tract No. 1: beginning at the corner of Lot No. 303 on Mary Street; Thence Eastward a distance of Ninety (90) Feet to the corner of Lot No. 305; Thence Southward a distance of One Hundred Forty-Five (145) Feet to the place of beginning.

Being Lots nos. 304 and 305 in David Dickson's 4th Plot of Lots, Tract 2: Beginning at the corner of Lot No. 305 on Mary Street; Thence Eastward a distance of Ninety (90) Feet to the corner of Lot No. 308; Thence Northward a distance of One Hundred Forty-Five (145) Feet to a Fifteen Foot Alley; Thence Westward a distance of Ninety (90) Feet to the corner of Lot No. 305; Thence Southward a distance of One Hundred Forty-Five (145) Feet to the place of beginning.

Being Lots nos. 420 and 421 in David Dickson's 4th Plot of Lots. Being the same property conveyed to Paul T. Jaffin and Barbara A. Jaffin, his wife, Barbara A. Jaffin having passed from this life on July 15, 2016 from Michael J. Demuthack and Helen Demuthack, his wife. Deed dated April 5, 1979 and recorded April 6, 1979 among the Land Records of Columbia County, State of Pennsylvania in Book 291, Page 98B.

Case Account #: 04A0106500

The said Paul T. Jaffin died on August 1, 2024 without a will or appointment of an Administrator, thereby vesting title in John Jaffin Known Surviving Heir of Paul T. Jaffin, Paul Jaffin a/k/a Paul Jaffin, Jr., known Surviving Heir of Paul T. Jaffin, and Intestacy Surviving Heirs of Paul T. Jaffin by operation of law.

BEING KNOWN AS: 311 MARY STREET, BERWICK, PENNSYLVANIA 18603

REAL DEBT: \$139,724.47

SEIZED AND TAKEN INTO EXECUTION AS THE PROPERTY OF: JOHN JAFFIN, KNOWN SURVIVING HEIR OF PAUL T. JAFFIN, PAUL JAFFIN, A/K/A PAUL JAFFIN, JR., KNOWN SURVIVING HEIR OF PAUL T. JAFFIN, AND UNKNOWN SURVIVING HEIRS OF PAUL T. JAFFIN IN SUIT OF SERVICE 1ST FDU.

PROPERTY ADDRESS: 311 MARY STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A0106500

Seized and taken into execution to be sold as the property of JOHN JAFFIN, KNOWN SURVIVING HEIR OF PAUL T. JAFFIN, JR., KNOWN SURVIVING HEIR OF PAUL T. JAFFIN, AND UNKNOWN SURVIVING HEIRS OF PAUL T. JAFFIN IN SUIT OF SERVICE 1ST FDU.

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 DESCRIBED 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 or 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 or when the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff
MCCABE, WEISSBERG & CONWAY PC Columbia County, Pennsylvania
PHILADELPHIA, PA

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV191

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

BEGINNING on Eighth Street a distance of 100 feet to the northeast corner of Lot No. 37 in M.W. Jackson's Addition to the Borough of Berwick; Thence along the easterly side of Lot No. 37, a distance of 98 1/2 to a corner; Thence in an easterly direction in a line parallel with Eighth Street, a distance of 49 1/2 feet to a corner in the westerly side of Lot No. 38; Thence in a northerly direction along the westerly side of Lot No. 38, a distance of 98 1/2 feet to the northwesterly corner of Lot No. 39 on Eighth Street; Thence along said street a distance of 49 1/2 feet to the PLACE OF BEGINNING.

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

TITLE TO SAID PREMISES IS VESTED IN MELISSA LEGGIERI BY DEED FROM RACHEL BERKES AND JOSEPH BERKES, HER HUSBAND, MELISSA LEGGIERI AND PETER LEGGIERI, HER HUSBAND, AND REBECCA STOUT STAUFFER AND DANIEL STAUFFER, HER HUSBAND, DATED AUGUST 23, 1989 RECORDED SEPTEMBER 15, 1989 BOOK NO. 738 PAGE 81 MELISSA LEGGIERI IS DECEASED, DATE OF DEATH IS FEBRUARY 21, 2024

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

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

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

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN DESCRIBED 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 or 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 or when the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
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BEING Lot No. 1 in Davenport and Traugh's Addition.

Parcel ID: 04-08-111-00-000

Property Address: 441 East Fifth Street, Berwick, PA 18603

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Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff
LOGS LEGAL GROUP, LLP
WAYNE, PA

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV191

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ALL THE FOLLOWING described premises and Tracts of Land situated in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEING KNOWN AS: 1284 UPPER MULBERRY STREET, DANVILLE, PA 17821

PROPERTY ID NUMBER: 14-61-216

BEING THE SAME PREMISES WHICH MICHAEL J. COENHOWER AND TRACY L. COENHOWER BY DEED DATED 5/4/2004 AND RECORDED 5/9/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 202 AT PAGE 0021, GRANTED AND CONVEYED UNTO KIM R. ROCK.

CONDITIONS OF SALE:

TEN (10) PERCENT OF THE GROSSEST SUD BID FOR SAID PROPERTY SHALL BE DEPOSITED WITH THE SHERIFF IN CASH, CERTIFIED CHECK OR CASHIER'S CHECK BY THE BIDDER WHEN HIS BID IS REGISTERED, PROVIDED THAT IN NO CASE SHALL LESS THAN ONE HUNDRED DOLLARS BE DEPOSITED AND THAT IN EACH CASE THE DEPOSIT SHALL BE SUFFICIENT TO COVER THE SHERIFF'S FEES AND COSTS OF ADVERTISING, SIGN FAILURE OR REFUSAL TO MAKE SUCH DEPOSIT, THE BIDDER SHALL LOSE ALL BENEFIT OF HIS SAID BID, AND THE PROPERTY MAY BE IMMEDIATELY PUT UP AGAIN AND SOLD UNLESS A DEPOSIT OF THE SUM REQUIRED BE MADE BY A SECOND BIDDER WILLING TO TAKE THE PROPERTY AT THE HIGHEST CERTIFIED CHECK OR CASHIER'S CHECK WITHIN THIRTEEN (13) DAYS OF THE SALE. FAILURE TO RESUME THE BALANCE DUE WITHIN THE THIRTEEN (13) DAYS WILL RESULT IN FORFEITURE OF DEPOSIT, AND THE SALE MAY BE SET ASIDE. THE WRIT MAY BE ABANDONED BY THE SHERIFF IF THE PLAINIFF IS THE DEFAULTING PARTY. WINNING BID SHALL INCLUDE TWO PERCENT (2%) ROUNDAGE ADDED THERE TO. IF NO BIDDING AND PLAINTIFF WOULD FOR COST AND TAXES, TWO PERCENT (2%) ROUNDAGE SHALL BE CALCULATED AT TWO PERCENT (2%) OF THE SHERIFF'S COST AND ADDED TO THE PLAINTIFF'S COSTS. REALTY TRANSFER TAX SHALL BE FULLY PAID AND HAVE PRIORITY OUT OF THE PROCEEDS OF THE SALE BEFORE ANY OTHER OBLIGATION, CLAIM, LIEN, JUDGMENT, ESTATES OR COSTS OF THE SALE OF THE REAL ESTATE WHICH THE SALE IS MADE. THE SHERIFF SHALL PAY THE TAX OUT OF THE FIRST MONIES PAID TO HIM IN CONNECTION THEREWITH. IF THE PROCEEDS OF THE SALE ARE INSUFFICIENT TO PAY THE ENTIRE TAX HEREIN REQUIRED, THE PURCHASER SHALL BE LIABLE FOR THE REMAINING TAX.

NOTICE:

NOTICE IS HEREBY GIVEN THAT ANY CLAIM TO THE ABOVE DESCRIBED PROPERTY SHALL BE FILED WITH THE SHERIFF BEFORE THE SALE AND ALL CLAIMS TO THE PROCEEDS SHALL BE FILED BEFORE DISTRIBUTION.

A SCHEDULE OF PROPOSED DISTRIBUTION WILL BE FILED BY THE SHERIFF ON WEDNESDAY, THE 17TH DAY OF AUGUST, 2025, AND DISTRIBUTION OF SAID PROCEEDS WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE OF DISTRIBUTION UNLESS EXCEPTIONS ARE FILED THERETO, WITHIN TEN (10) DAYS THEREAFTER.

CASE: Midfirst Bank vs. Kim R. Rock 7ED-2024/244-2024

Sheriff's Office: William McKenna, Sheriff
Geraldine M. Linn, Attorney

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Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff
LOGS LEGAL GROUP, LLP
WAYNE, PA

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
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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 or parcel of land situated in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the North side of an easterly direction as extended from the Borough of Berwick; Thence in an easterly direction along the extension of East Fifth Street a distance of 165 feet to the corner of Lot No. 2; Thence in a northerly direction along Lot No. 2, a distance of 98 1/2 feet to an alley; Thence in a westerly direction along said alley a distance of 50 feet to the former Borough line; Thence in a southerly direction along said Borough line a distance of One Hundred Sixty-five (165) feet to a corner, the place of BEGINNING.

BEING Lot No. 1 in Davenport and Traugh's Addition.

Parcel ID: 04-08-111-00-000

Property Address: 441 East Fifth Street, Berwick, PA 18603

BEING THE SAME premises which Betty A. Sluszer, widow, by her Deed dated May 28, 2003 and recorded May 29, 2003 in the Office for the Recorder of Deeds in and for Columbia County Instrument No. 200305471, granted and conveyed unto Betty R. Maynard and Robert L. Maynard, her husband.

PROPERTY ADDRESS: 441 EAST FIFTH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-08-111-00-000

Seized and taken into execution as the property of BETTY MAYNARD, ROBERT MAYNARD in suit of SERVICE 1ST FDU.

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 DESCRIBED 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 or 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 or when the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff
LOGS LEGAL GROUP, LLP
WAYNE, PA

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV191

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/ColumbiaPSheriffsale 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 THE FOLLOWING described premises and Tracts of Land situated in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEING KNOWN AS: 1284 UPPER MULBERRY STREET, DANVILLE, PA 17821

PROPERTY ID NUMBER: 14-61-216

BEING THE SAME PREMISES WHICH MICHAEL J. COENHOWER AND TRACY L. COENHOWER BY DEED DATED 5/4/2004 AND RECORDED 5/9/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 202 AT PAGE 0021, GRANTED AND CONVEYED UNTO KIM R. ROCK.

CONDITIONS OF SALE:

TEN (10) PERCENT OF THE GROSSEST SUD BID FOR SAID PROPERTY SHALL BE DEPOSITED WITH THE SHERIFF IN CASH, CERTIFIED CHECK OR CASHIER'S CHECK BY THE BIDDER WHEN HIS BID IS REGISTERED, PROVIDED THAT IN NO CASE SHALL LESS THAN ONE HUNDRED DOLLARS BE DEPOSITED AND THAT IN EACH CASE THE DEPOSIT SHALL BE SUFFICIENT TO COVER THE SHERIFF'S FEES AND COSTS OF ADVERTISING, SIGN FAILURE OR REFUSAL TO MAKE SUCH DEPOSIT, THE BIDDER SHALL LOSE ALL BENEFIT OF HIS SAID BID, AND THE PROPERTY MAY BE IMMEDIATELY PUT UP AGAIN AND SOLD UNLESS A DEPOSIT OF THE SUM REQUIRED BE MADE BY A SECOND BIDDER WILLING TO TAKE THE PROPERTY AT THE HIGHEST CERTIFIED CHECK OR CASHIER'S CHECK WITHIN THIRTEEN (13) DAYS OF THE SALE. FAILURE TO RESUME THE BALANCE DUE WITHIN THE THIRTEEN (13) DAYS WILL RESULT IN FORFEITURE OF DEPOSIT, AND THE SALE MAY BE SET ASIDE. THE WRIT MAY BE ABANDONED BY THE SHERIFF IF THE PLAINIFF IS THE DEFAULTING PARTY. WINNING BID SHALL INCLUDE TWO PERCENT (2%) ROUNDAGE ADDED THERE TO. IF NO BIDDING AND PLAINTIFF WOULD FOR COST AND TAXES, TWO PERCENT (2%) ROUNDAGE SHALL BE CALCULATED AT TWO PERCENT (2%) OF THE SHERIFF'S COST AND ADDED TO THE PLAINTIFF'S COSTS. REALTY TRANSFER TAX SHALL BE FULLY PAID AND HAVE PRIORITY OUT OF THE PROCEEDS OF THE SALE BEFORE ANY OTHER OBLIGATION, CLAIM, LIEN, JUDGMENT, ESTATES OR COSTS OF THE SALE OF THE REAL ESTATE WHICH THE SALE IS MADE. THE SHERIFF SHALL PAY THE TAX OUT OF THE FIRST MONIES PAID TO HIM IN CONNECTION THEREWITH. IF THE PROCEEDS OF THE SALE ARE INSUFFICIENT TO PAY THE ENTIRE TAX HEREIN REQUIRED, THE PURCHASER SHALL BE LIABLE FOR THE REMAINING TAX.

NOTICE:

NOTICE IS HEREBY GIVEN THAT ANY CLAIM TO THE ABOVE DESCRIBED PROPERTY SHALL BE FILED WITH THE SHERIFF BEFORE THE SALE AND ALL CLAIMS TO THE PROCEEDS SHALL BE FILED BEFORE DISTRIBUTION.

A SCHEDULE OF PROPOSED DISTRIBUTION WILL BE FILED BY THE SHERIFF ON WEDNESDAY, THE 17TH DAY OF AUGUST, 2025, AND DISTRIBUTION OF SAID PROCEEDS WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE OF DISTRIBUTION UNLESS EXCEPTIONS ARE FILED THERETO, WITHIN TEN (10) DAYS THEREAFTER.

CASE: Midfirst Bank vs. Kim R. Rock 7ED-2024/244-2024

Sheriff's Office: William McKenna, Sheriff
Geraldine M. Linn, Attorney

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV191

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

BEGINNING on Eighth Street a distance of 100 feet to the northeast corner of Lot No. 37 in M.W. Jackson's Addition to the Borough of Berwick; Thence along the easterly side of Lot No. 37, a distance of 98 1/2 to a corner; Thence in an easterly direction in a line parallel with Eighth Street, a distance of 49 1/2 feet to a corner in the westerly side of Lot No. 38; Thence in a northerly direction along the westerly side of Lot No. 38, a distance of 98 1/2 feet to the northwesterly corner of Lot No. 39 on Eighth Street; Thence along said street a distance of 49 1/2 feet to the PLACE OF BEGINNING.

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

TITLE TO SAID PREMISES IS VESTED IN MELISSA LEGGIERI BY DEED FROM RACHEL BERKES AND JOSEPH BERKES, HER HUSBAND, MELISSA LEGGIERI AND PETER LEGGIERI, HER HUSBAND, AND REBECCA STOUT STAUFFER AND DANIEL STAUFFER, HER HUSBAND, DATED AUGUST 23, 1989 RECORDED SEPTEMBER 15, 1989 BOOK NO. 738 PAGE 81 MELISSA LEGGIERI IS DECEASED, DATE OF DEATH IS FEBRUARY 21, 2024

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

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

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

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN DESCRIBED 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 or 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 or when the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff
LOGS LEGAL GROUP, LLP
WAYNE, PA

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff
MCCABE, WEISSBERG & CONWAY PC Columbia County, Pennsylvania
PHILADELPHIA, PA

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

INDEPENDENT CONTRACTORS NEEDED

Press Enterprise is looking for reliable independent contractors for delivery of our Daily Newspaper.

- Routes Available NOW**
- In-Town Route #1357/359: In-Town Danville**
-92 customers daily- approx. 6 miles daily- approx. 1 hr daily- \$500.00/month (before tips)
No drivers license/insurance required
Contact District Manager: Katie Karchner 570-394-2186
ROUTE AVAILABLE IMMEDIATELY
 - Motor Route #1496: Rural Riverside/Danville/Catwissa**
-74 customers daily- approx. 50 miles daily- approx. 2 hrs daily- \$700.00/month (before tips) *Must be at least 18 yrs old*
Drivers license/current auto insurance required
Contact District Manager: Katie Karchner 570-394-2186
ROUTE AVAILABLE 7/13/25
 - Motor Route #1461: Bloomsburg/Mantow Township**
-34 customers daily- approx. 8 miles- approx. 20 minutes daily- \$240.00/month (before tips)
Must be at least 18 yrs old
Drivers license/current auto insurance required
Contact District Manager: Katie Karchner 570-394-2186
ROUTE AVAILABLE 7/13/25
 - Motor Route #1486: Danville: Kaseville/Red Lane/Bloom Rd**
158 customers daily- approx. 30 miles- approx. 2 hrs daily- \$1,020.00/month (before tips) *Must be at least 18 yrs old*
Drivers license/current auto insurance required
Contact District Manager: Katie Karchner 570-394-2186
ROUTE AVAILABLE 7/13/25
- Independent contractors receive a 1069 at year-end. Press Enterprise carries proudly delivered 7 days a week. Carriers are responsible for loading & unloading their personal vehicles. Available routes are subject to change by long-term, high-mileage carriers. New contractors will benefit from starting on well-maintained routes. Ask about a sign on board.

<p>Jobs</p> <p>NEW TODAY</p> <p>aramark</p> <p>Bloomsburg University</p> <p>WALK-IN INTERVIEWS AT SCRANTON COMMONS BUILDING Thursday, July 10th 5PM - 7PM</p> <p>Hiring for: FOOD SERVICE WORKERS & COOKS</p> <p>Paid time off, Health, vision, dental insurance, 401K, free meals</p> <p>Room for advancement</p> <p>Contact Nicole at nporter@aramark.com</p>	<p>Jobs</p> <p>Education</p> <p>St. Joseph's School in Danville is hiring a</p> <p>2ND GRADE TEACHER</p> <p>Send cover letter and resume to: kiewit@stjosephsdanville.com</p> <p>Healthcare</p> <p>Now Hiring Carpenters All Areas</p> <p>570-359-2436</p>	<p>Work Wanted</p> <p>BUYING JUNK CARS</p> <p>Free Cash Offer</p> <p>870-441-9227</p> <p>BUYING JUNK VEHICLES</p> <p>Berwick Bloomsburg</p> <p>Webb's Towing 759-9737</p> <p>TIM TODD HAULING</p> <p>Backhoes, Trenchers, Excavators, skid steer, backhoes, dump trucks, etc. We can handle any job. Call today for a free quote.</p> <p>704-671-6888 or 570-394-1256</p>
<p>Work Wanted</p> <p>TOP DOLLAR PAID FOR JUNK VEHICLES, HEAVY EQUIPMENT</p> <p>Free Cash Offer</p> <p>Call 570-760-2635</p>	<p>Home Improvement</p> <p>From set up to clean up. Remodel, Renovate Additions & Construction. Free estimates/franisee.</p> <p>570-847-1664</p>	<p>Selling a House? Call 570-784-6151</p>

PRESS-ENTERPRISE
If interested, please submit your resume to hr@pressenterprise.net

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV1372

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 the following described premises and Tracts of Land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

Tract No. 1 : beginning at the corner of Lot No. 303 on Mary Street; Thence Easterly a distance of Ninety (90) Feet to the corner of Lot No. 306 thence Northerly a distance of one Hundred Forty-Five (145) Feet to a Fifteen Foot Alley; Thence Westerly a distance of Ninety (90) Feet to the corner of Lot No. 303; Thence Southerly a distance of One Hundred Forty-Five (145) Feet to the place of beginning.

Being Lots nos. 304 and 305 in Duval Dickson's 4th Plot of Lots.

Tract No. 2: Beginning at the corner of Lot No. 305 on Mary Street; Thence Easterly a distance of Ninety (90) Feet to the corner of Lot No. 308; Thence Northerly a distance of one Hundred Forty-Five (145) Feet to a Fifteen Foot Alley; Thence Westerly a Distance of Ninety (90) Feet to the Corner of Lot No.305; thence Southerly a distance of One Hundred Forty- Five (145) Feet to the Place of Beginning.

Being Lots Nos. 306 and 307 in Duval Dickson's 4th Plot of Lots.

Being the same property conveyed to Paul T. Jaffin and Barbara A. Jaffin, his wife: Barbara A. Jaffin having passed from this life on July 15,2016 from Michael J. Demshock and Helen Demshock, his wife by Deed dated April 5, 1979 and recorded April 6, 1979 among the Land Records of Columbia County, State of Pennsylvania in Book 291 , Page 988.

Tax Account# 04A0106500

The said Paul T. Jaffin died on August 1, 2024 without a will or appointment of an Administrator, thereby vesting title in John Jaffin, Known Surviving Heir of Paul T. Jaffin, Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin, and Unknown Surviving Heirs of Paul T. Jaffin by operation of law.

BEING KNOWN AS: 311 MARY STREET, BERWICK, PENNSYLVANIA 18603

REAL DEBT: \$139,724.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOHN JAFFIN, KNOWN SURVIVING HEIR OF PAUL T. JAFFIN, PAUL JAFFIN A/K/A PAUL JAFFIN, JR., KNOWN SURVIVING HEIR OF PAUL T. JAFFIN, AND UNKNOWN SURVIVING HEIRS OF PAUL T JAFFIN

PROPERTY ADDRESS: 311 MARY STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A0106500

Seized and taken into execution to be sold as the property of JOHN JAFFIN, JOHN PAUL JAFFIN A/K/A PAUL JAFFIN JR. KNOWN SURVIVING HEIR, UNKNOWN SURVIVING HEIRS OF PAUL T. JAFFIN in suit of CARRINGTON MORTGAGE SERVICES LLC.

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

Attorney for the Plaintiff:

TIMOTHY CHAMBERLAIN, Sheriff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
CARRINGTON MORTGAGE SERVICES
LLC

vs.

Defendant
JOHN JAFFIN
PAUL JAFFIN A/K/A PAUL JAFFIN JR
KNOWN SURVIVING HEIR
UNKNOWN SURVIVING HEIRS OF
PAUL T. JAFFIN

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, July 16, 2025
Sale Number: 2025ED35
Writ of Execution No. : 2024CV1372
Advance Sheriff Costs: \$2,000.00

Location of the real estate: 311 MARY 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	\$96.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,727.15
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	\$330.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$11.00
Notary Fee	\$10.00
Tax Claim Search	\$15.00
Surcharge	\$40.00

Total Sheriff Costs \$2,735.65

Municipal Costs

Sewer \$564.80

Total Municipal Costs \$564.80

Distribution Costs

Recording Fees \$87.75

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

Total Distribution Costs **\$87.75**

Grand Total: **\$3,388.20**

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

2024-1372

SHERIFF'S SALE COST SHEET

Jaffin

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>330.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>96.00</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>11.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>643.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1727.15</u>
SOLICITOR'S SERVICES	\$150.00
TOTAL *****	\$ <u>2027.15</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>87.75</u>
TOTAL *****	\$ <u>97.75</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>564.80</u>
WATER 20	\$ _____
TOTAL *****	\$ <u>564.80</u>

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

TOTAL COSTS (OPENING BID) \$ 3388.20

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: 49788

JAFFIN PAUL T & BARBARA A
311 MARY STREET
BERWICK PA 18603-3311

District: BERWICK BORO
Deed: 0291 - 0988
Location: 311 MARY ST LOT 304
Parcel Id: 04A-01 -065-00,000

Assessment: 47,687
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: _____

04 A.01 - 065

CIVIL ACTION LAW

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARISA MYERS COHEN, ESQUIRE - ID # 87830
ANDREW M. LUBIN, ESQUIRE - ID # 54297
CHELSEA A. NIXON, ESQUIRE - ID # 324130
NATHALIE PAUL, ESQUIRE - ID # 309118
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
JEROME BLANK, ESQUIRE - ID # 49736

1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
(215) 790-1010

Carrington Mortgage Services LLC, Plaintiff,	Columbia County Court of Common Pleas
v.	Number: 2024-CV-1372
John Jaffin, Known Surviving Heir of Paul T. Jaffin, and Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin, and Unknown Surviving Heirs of Paul T. Jaffin, Defendants.	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

John Jaffin, Known Surviving Heir of Paul T. Jaffin
160 Foundryville Road
Berwick, PA 18603

Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin
319 Mary Street
Berwick, PA 18603

Unknown Surviving Heirs of Paul T. Jaffin
311 Mary Street
Berwick, PA 18603

Your house (real estate) at 311 Mary Street, Berwick, Pennsylvania 18603 is scheduled to be sold at Sheriff's Sale on 7-16-2025 at 9:00 A.M., at a public on-line auction conducted by Bid4Assets, <https://www.bid4assets.com/>, to enforce the court judgment of \$139,724.47 obtained by Carrington Mortgage Services LLC against the above premises.

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

*No TX
delete taxes
02/25/20*

7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE

**North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

ASSOCIATION DE LICENCIADOS

**North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1501
1420 WALNUT STREET
PHILADELPHIA, PA 19102
(215) 790-1010
FAX (215) 790-1274

June 17, 2025

Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

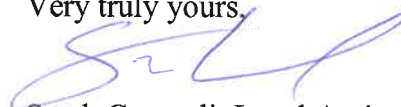
RE: Carrington Mortgage Services LLC v. John Jaffin, Known Surviving Heir of Paul T. Jaffin, Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin and Unknown Surviving Heirs of Paul T. Jaffin
Columbia County; County CCP Number; Number 2024-CV-1372

Dear Sir/Madam:

Enclosed please find a copy of the Affidavit of Service of the Notice of Sheriff's Sale upon Defendant regarding the above-referenced case. Sheriff's Sale is currently scheduled for July 16, 2025.

If you have any questions, please feel free to contact me.

Very truly yours,



Sarah Campoli, Legal Assistant
McCabe, Weisberg & Conway, LLC

/sci
Enclosure

McCABE, WEISBERG & CONWAY, LLC

MARISA MYERS COHEN, ESQUIRE - ID # 87830
ANDREW M. LUBIN, ESQUIRE - ID # 54297
CHELSEA A. NIXON, ESQUIRE - ID # 324130
NATHALIE PAUL, ESQUIRE - ID # 309118
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
JEROME BLANK, ESQUIRE - ID # 49736

Attorneys for Plaintiff

1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
(215) 790-1010

<p>Carrington Mortgage Services LLC,</p> <p style="text-align: center;">Plaintiff,</p> <p style="text-align: center;">v.</p> <p>John Jaffin, Known Surviving Heir of Paul T. Jaffin, and Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin, and Unknown Surviving Heirs of Paul T. Jaffin,</p> <p style="text-align: center;">Defendants.</p>	<p>Columbia County Court of Common Pleas</p> <p>Number: 2024-CV-1372</p>
--	--

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA :
:SS.
COUNTY OF PHILADELPHIA :

The undersigned attorney, being duly sworn according to law, deposes and says that the following is true and correct to the best of his/her knowledge and belief:

1. That he/she is counsel for the above-named Plaintiff;
2. That on June 4, 2025, in accordance with the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, Unknown Surviving Heirs of Paul T. Jaffin, by regular mail and certified mail, addressed to their last-known address of 311 Mary St, Berwick, PA 18603. A true and correct copy of the certificate of mailing and certified receipt is attached hereto, made a part hereof, and marked as Exhibit "A".

3. That on June 10, 2025, in accordance with the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, Unknown Surviving Heirs of Paul T. Jaffin, by posting the same at the mortgaged premises of 311 Mary Street, Berwick, PA 18603. A true and correct copy of the Sheriff's Return of Service indicating same is attached hereto, made a part hereof, and marked as Exhibit "B".

SWORN AND SUBSCRIBED

BEFORE ME THIS 17 DAY

OF JUNE, 2025

Christina Burns
NOTARY PUBLIC

DATE: 6-17-2025

McCABE, WEISBERG & CONWAY, LLC

BY:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Marisa Myers Cohen, Esq. | <input type="checkbox"/> Andrew M. Lubin, Esq. |
| <input type="checkbox"/> Chelsea A. Nixon, Esq. | <input type="checkbox"/> Nathalie Paul, Esq. |
| <input type="checkbox"/> Joseph M. Foley, Esq. | <input checked="" type="checkbox"/> Jerome Blank, Esq. |
- Attorneys for Plaintiff

Commonwealth of Pennsylvania - Notary Seal
CHRISTINA BURNS, Notary Public
Philadelphia County
My Commission Expires June 21, 2025
Commission Number 1398030

CERTIFICATE OF COMPLIANCE

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

Submitted by: Plaintiff

Signature: 

Name: Jerome Blank, Esquire

Attorney No. (if applicable) 49736

<p>Carrington Mortgage Services LLC, Plaintiff, v. John Jaffin, Known Surviving Heir of Paul T. Jaffin, and Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin, and Unknown Surviving Heirs of Paul T. Jaffin, Defendants.</p>	<p>Columbia County Court of Common Pleas Number: 2024-CV-1372</p> <p style="text-align: right;"> JAN 9 2025 9 PM 1:17 CLERK OF COURT COLUMBIA COUNTY</p>
--	--

ORDER

AND NOW, this 9th day of Jan., 2025, upon consideration of Plaintiff's Motion for Service upon the Defendant, Unknown Surviving Heirs of Paul T. Jaffin, Deceased Mortgagor and Real Owner, Pursuant to Special Order of Court, it is hereby ORDERED that pursuant to Pennsylvania Rules of Civil Procedure 430, Plaintiff may comply with the applicable service requirements by one PUBLICATION of a NOTICE of the filing of the Complaint in Columbia County newspaper with daily circulation and by one PUBLICATION of a NOTICE of the filing of the Complaint in the Press Enterprise; by POSTING the premises 311 Mary Street, Berwick, Pennsylvania 18603 with a copy of the Complaint filed in the above captioned matter and by MAILING by Certified Mail, Return Receipt requested, a true and correct copy of the Complaint to the premises which is the subject of the action.

FURTHER, it is ORDERED that the Plaintiff may serve all subsequent Notices and pleadings, that require personal service, in the manner set forth above except that Notice of Sheriff's Sale made by the Sheriff in the manner set forth in Pa.R.C.P. 3129.2(D) is legally sufficient and Plaintiff need not re-publish.

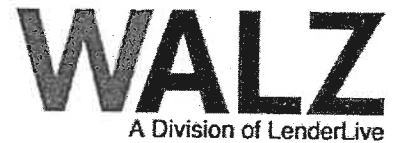
SERVICE shall be deemed effectuated and completed upon the PUBLICATION, POSTING or MAILING, whichever is later.

BY THE COURT:

19) Gary E. Norton
b J.

Exhibit A

Invoice



PLEASE REMIT TO:

Walz Group, LLC
27398 Via Industria
Temecula, CA 92590-3699

Invoice Number: T049009-29
Invoice Date: 6/5/2025
Customer Number: 01-0848484
Reference Number: PA-24-101005_DOCMAIL_FC_NO
Terms: Due Upon Receipt

SOLD TO:

McCabe, Weisberg, Conway LLC
ATTN: Accounts Payable
123 South Broad Street
Suite 1400
PHILADELPHIA, PA 19109

Mail Date	Service Type	Description	Article	Mailing Address	Postage Price
6/4/2025	Certified	MDHUOCC_Duplex	9314810011701202487746	John Jaffin, Known Surviving Heir of Paul T. Jaffin 160 Foundryville Road Berwick, PA 18603	8.160
6/4/2025	Certified	MDHUOCC_Duplex	9314810011701202487753	Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin 319 Mary Street Berwick, PA 18603	8.160
6/4/2025	Certified	MDHUOCC_Duplex	9314810011701202487760	Unknown Surviving Heirs of Paul T. Jaffin 311 Mary Street Berwick, PA 18603	8.160
6/4/2025	First Class	NYRJIS_Duplex	2401186084	John Jaffin, Known Surviving Heir of Paul T. Jaffin 160 Foundryville Road Berwick, PA 18603	0.690
6/4/2025	First Class	NYRJIS_Duplex	2401186085	Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin 319 Mary Street Berwick, PA 18603	0.690
6/4/2025	First Class	NYRJIS_Duplex	2401186086	Unknown Surviving Heirs of Paul T. Jaffin 311 Mary Street Berwick, PA 18603	0.690



Mail Date	Service Type	Description	Article	Mailing Address	Postage Price
-----------	--------------	-------------	---------	-----------------	---------------

Total Postage: \$26.55

Exhibit B

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
JOHN JAFFIN (et al.)

Case Number
2024CV1372

SHERIFF'S RETURN OF SERVICE

06/10/2025 11:38 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 311 MARY 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: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19109

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
JAFFIN, JOHN (et al.)

Case Number
2024CV1372

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill **Zone:** 35
Manner: < Not Specified > **Expires:** 08/06/2025 **Warrant:**
Notes: SALE DATE & TIME: 07/16/2025 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)
Primary Address: 311 MARY STREET
BERWICK, PA 18603
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: 7/16/25 **Time:** 1138
Deputy: 8 **Mileage:**

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC **Phone:** 215-790-1010

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2024CV1372

311 MARY STREET, BERWICK, PA 18603

EXP: 08/06/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

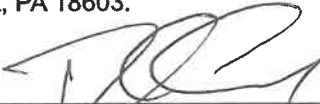


CARRINGTON MORTGAGE SERVICES LLC
vs.
JOHN JAFFIN (et al.)

Case Number
2024CV1372

SHERIFF'S RETURN OF SERVICE

06/10/2025 11:38 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 311 MARY 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: MCCABE WEISBERG & CONWAY PC, 123 S BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19109

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
JOHN JAFFIN (et al.)

Case Number
2024CV1372

SHERIFF'S RETURN OF SERVICE

05/12/2025 03:00 PM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE JILL JAFFIN HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JOHN JAFFIN AT 160 FOUNDRYVILLE ROAD, BERWICK, PA 18603.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 13, 2025

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

NOTARY

Affirmed and subscribed to before me this

13TH day of MAY, 2025

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19109

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
JOHN JAFFIN (et al.)

Case Number
2024CV1372

SHERIFF'S RETURN OF SERVICE

05/12/2025 03:12 PM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE HOPE JAFFIN, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR PAUL JAFFIN A/K/A PAUL JAFFIN JR KNOWN SURVIVING HEIR AT 319 MARY STREET, BERWICK, PA 18603.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 13, 2025

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

NOTARY

Affirmed and subscribed to before me this

13TH day of MAY, 2025

Plaintiff Attorney: MCCABE WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19109

McCABE, WEISBERG & CONWAY, LLC

MARISA MYERS COHEN, ESQUIRE - ID # 87830
ANDREW M. LUBIN, ESQUIRE - ID # 54297
CHELSEA A. NIXON, ESQUIRE - ID # 324130
NATHALIE PAUL, ESQUIRE - ID # 309118
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
JEROME BLANK, ESQUIRE - ID # 49736

Attorneys for Plaintiff

1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
(215) 790-1010

Carrington Mortgage Services LLC,

Plaintiff,

v.

John Jaffin, Known Surviving Heir of Paul T. Jaffin,
and
Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin,
and
Unknown Surviving Heirs of Paul T. Jaffin,

Defendants.

Columbia County
Court of Common Pleas

Number: 2024-CV-1372

AFFIDAVIT PURSUANT TO PA R.C.P. 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 311 Mary Street, Berwick, Pennsylvania 18603, as of the date the Praeceptum for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name	Address
John Jaffin, Known Surviving Heir of Paul T. Jaffin	160 Foundryville Road Berwick, PA 18603
Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin	319 Mary Street Berwick, PA 18603
Unknown Surviving Heirs of Paul T. Jaffin	311 Mary Street Berwick, PA 18603

2. Name and address of Defendants in the judgment:

Name	Address
John Jaffin, Known Surviving Heir of Paul T. Jaffin	160 Foundryville Road Berwick, PA 18603
Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin	319 Mary Street Berwick, PA 18603
Unknown Surviving Heirs of Paul T. Jaffin	311 Mary Street Berwick, PA 18603

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

Name	Address
Plaintiff herein	
The Commissioner of Housing and Urban Development	451 Seventh Street, S.W. Washington, DC 20410

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

Name	Address
Plaintiff herein	
Secretary of Housing and Urban Development	451 Seventh Street, S.W. Washington, DC 20410

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

Name	Address
NONE	

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

Name	Address
NONE	

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:

Name	Address
Tenants	311 Mary Street Berwick, Pennsylvania 18603
Domestic Relations of Columbia County	11 West Main Street Bloomsburg , PA 17815
Tax Claim Bureau Columbia County Courthouse	35 West Main Street Basement Level Bloomsburg , PA 17815
United States of America c/o United States Attorney for the Middle District of PA	William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton , PA 18503
United States of America c/o United States Attorney for the Middle District of PA	Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg , PA 17108-1754
Internal Revenue Service Advisory Consolidated Receipts	7940 Kentucky Drive Mail Stop 2850F Florence , KY 41042
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486

PA Department of Revenue
Bureau of Compliance
Lien Section

P.O. Box 280948
Harrisburg PA 17128-0948

Commonwealth of
Pennsylvania Department of
Revenue Bureau of Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

Commonwealth Of
Pennsylvania

Department Of Welfare
P.O. Box 2675
Harrisburg, PA 17105

United States of America c/o
Atty General of the United
States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America
c/o Atty General of the United
States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

NONE

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

Date:

8/4/25

McCABE, WEISBERG & CONWAY, LLC

BY:



Marisa Myers Cohen, Esq. Andrew M. Lubin, Esq.
 Chelsea A. Nixon, Esq. Nathalie Paul, Esq.
 Joseph I. Foley, Esq. Jerome Blank, Esq.

Attorneys for Plaintiff

Carrington Mortgage Services LLC v. John Jaffin, Known Surviving Heir of Paul T. Jaffin, Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin, and Unknown Surviving Heirs of Paul T. Jaffin
Columbia County; Number: 2024-CV-1372

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARISA MYERS COHEN, ESQUIRE - ID # 87830
ANDREW M. LUBIN, ESQUIRE - ID # 54297
CHELSEA A. NIXON, ESQUIRE - ID # 324130
NATHALIE PAUL, ESQUIRE - ID # 309118
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
JEROME BLANK, ESQUIRE - ID # 49736

1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
(215) 790-1010

Carrington Mortgage Services LLC,

Plaintiff,

v.

John Jaffin, Known Surviving Heir of Paul T. Jaffin,
and
Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin,
and
Unknown Surviving Heirs of Paul T. Jaffin,

Defendants.

Columbia County
Court of Common Pleas

Number: 2024-CV-1372

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 3rd day of June, 2025, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

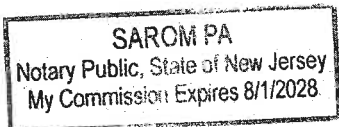
DATE: 6/4/25

BEFORE ME THIS 4 DAY
OF June, 2025

McCABE, WEISBERG & CONWAY, LLC

BY: _____
 Marisa Myers Cohen, Esq. Andrew M. Lubin, Esq.
 Chelsea A. Nixon, Esq. Nathalie Paul, Esq.
 Joseph I. Foley, Esq. Jerome Blank, Esq.
Attorneys for Plaintiff

NOTARY PUBLIC





May 30, 2025

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

CARRINGTON MORTGAGE SERVICES LLC

VS.

**JOHN JAFFIN, KNOWN SURVIVING HEIR OF PAUL T. JAFFIN, PAUL
JAFFIN A/K/A PAUL JAFFIN, JR KNOWN SURVIVING HEIR OF PAUL
T. JAFFIN AND UNKNOWN SURVIVING HEIRS OF PAUL T. JAFFIN**

NO: 2024-CV-1372

Dear Sheriff:

The amount due on the sewer account #103000 for the property located at 311
Mary Street, Berwick Pa through September 30, 2025, is **\$564.80**.

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
JAFFIN, JOHN (et al.)

Case Number
2024CV1372

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	35		
Manner:	Adult in Charge	Expires:	08/06/2025	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	Adult In Charge	Posted	Other
Adult In Charge:	Julie Klinger			
Relation:	Secretary			
Date:	5-15-25	Time:	1413	
Deputy:	6	Mileage:		

Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010
-------	------------------------------	--------	--------------

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2024CV1372 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 08/06/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
JAFFIN, JOHN (et al.)

Case Number
2024CV1372

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	35
Manner:	Adult in Charge	Expires:	08/06/2025
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:	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 Dickson		
Relation:	Clerk		
Date:	5-15-25	Time:	1441
Deputy:	6	Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2024CV1372

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 08/06/2025

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 05/13/2025

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

Ad ID: **286970**
Description: **Jaffin Sale**
Run Dates: **06/25/2025 - 07/09/2025**
Class: **0002**
Orig User: **sshotwel**
Words: **818**
Lines: **91**
Agate Lines: **243**
Depth: **10.11**
Blind Box:

Total Ad Cost \$1,727.15
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	06/25/2025	07/09/2025	3	1,727.15

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
JAFFIN, JOHN (et al.)

Case Number
2024CV1372

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	35
Manner:	Adult in Charge	Expires:	08/06/2025
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:	UNKNOWN SURVIVING HEIRS OF PAUL T.
Primary Address:	311 MARY STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	160 FOUNDRYVILLE ROAD BERWICK, PA 18603
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	5/12/25	Time:	15:07
Deputy:	4	Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

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

Service Attempt Notes:

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

UNKNOWN SURVIVING HEI

2024CV1372

311 MARY STREET, BERWICK, PA 18603

EXP: 08/06/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
JAFFIN, JOHN (et al.)

Case Number
2024CV1372

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 35
Manner: Personal **Expires:** 08/06/2025 **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: JOHN JAFFIN
Primary Address: 160 FOUNDRYVILLE ROAD
 BERWICK, PA 18603
Phone: **DOB:**
Alternate Address: 311 MARY STREET
 BERWICK, PA 18603
Phone:

Final Service:

Served: Personally Adult In Charge Posted · Other
Adult In Charge: Jill Jaffin
Relation: Wife
Date: 5/12/25 **Time:** 15:00
Deputy: 9 **Mileage:**

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC **Phone:** 215-790-1010

Service Attempts:

Date:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Time:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Mileage:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

JAFFIN, JOHN
 2024CV1372
 160 FOUNDRYVILLE ROAD, BERWICK, PA 18603
 EXP: 08/06/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
JAFFIN, JOHN (et al.)

Case Number
2024CV1372

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	35
Manner:	Personal	Expires:	08/06/2025
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:	PAUL JAFFIN A/K/A PAUL JAFFIN JR KNOW
Primary Address:	319 MARY STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	311 MARY STREET BERWICK, PA 18603
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted · Other		
Adult In Charge:	HOPE JAFFIN		
Relation:			
Date:	5/12/25	Time:	15:12
Deputy:	9	Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

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

Service Attempt Notes:

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

PAUL JAFFIN A/K/A PAUL J

2024CV1372

319 MARY STREET, BERWICK, PA 18603

EXP: 08/06/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
JAFFIN, JOHN (et al.)

Case Number
2024CV1372

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	35		
Manner:	Adult in Charge	Expires:	08/06/2025	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:	BERWICK SEWER AUTHORITY		
Primary Address:	1108 FREAS AVE BERWICK, PA 18603		
Phone:	570-752-8477	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	kelly morris		
Relation:	Clerk		
Date:	5/12/25	Time:	15:29
Deputy:	4	Mileage:	

Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010
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Service Attempts:

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

Service Attempt Notes:

-
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-
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-
-

BERWICK SEWER AUTHORITY

2024CV1372

1108 FREAS AVE, BERWICK, PA 18603

EXP: 08/06/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
JAFFIN, JOHN (et al.)

Case Number
2024CV1372

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	35
Manner:	< Not Specified >	Expires:	08/06/2025
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:	OCCUPANT
Primary Address:	311 MARY 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:	5/12/25	Time:	15:07
Deputy:	9	Mileage:	

Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010
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Service Attempts:

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

Service Attempt Notes:

-
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-
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-
-

OCCUPANT

2024CV1372

311 MARY STREET, BERWICK, PA 18603

EXP: 08/06/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
JAFFIN, JOHN (et al.)

Case Number
2024CV1372

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	35
Manner:	Adult in Charge	Expires:	08/06/2025
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:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	<input checked="" type="checkbox"/> Personally <input checked="" type="checkbox"/> Adult in Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other		
Adult In Charge:			
Relation:			
Date:	5/12/25	Time:	14:51
Deputy:	9	Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

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

Service Attempt Notes:

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

GINGHER, CONNIE C.

2024CV1372

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 08/06/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CARRINGTON MORTGAGE SERVICES LLC
vs.
JAFFIN, JOHN (et al.)

Case Number
2024CV1372

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	35
Manner:	< Not Specified >	Expires:	08/06/2025
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:	BERWICK SCHOOL DISTRICT		
Primary Address:	500 LINE STREET - TAX NOTIFICATION Berwick, PA 18603		
Phone:	570-759-2118	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Jodi Bankes		
Relation:	Clerk		
Date:	5/12/25	Time:	14:43
Deputy:	4	Mileage:	

Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010
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Service Attempts:

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

Service Attempt Notes:

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-
-

BERWICK SCHOOL DISTRI

2024CV1372

00 LINE STREET - TAX NOTIFICATION, BERWICK, PA 186 EXP: 08/06/2025

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

P.R.C.P. 3180 TO 3183 and Rule 3257

Carrington Mortgage Services LLC

Plaintiff

v.

John Jaffin, Known Surviving Heir of Paul T. Jaffin, Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin, and Unknown Surviving Heirs of Paul T. Jaffin

Defendants

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

No. 2025 Term 35 E.D.

No. _____ Term _____ A.D.

No. 2024-CV-1372 Term _____ J.D.

WRIT OF EXECUTION

MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 311 Mary Street, Berwick, PA 18603

Amount Due	\$	139,724.47
Interest from 04/29/25 to DATE OF SALE	\$	
<hr/>		
plus \$22.96 per diem thereafter		
(Costs to be added)		
Total	\$	

Dated: 5/9/2025
(SEAL)

Stephanie Stoup
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Melissa Traugh Deputy

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2024-CV-1372 Term _____ J.D.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY PENNSYLVANIA

Carrington Mortgage Services LLC

v.

John Jaffin, Known Surviving Heir of Paul T. Jaffin, Paul Jaffin a/k/a Paul
Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin, and Unknown
Surviving Heirs of Paul T. Jaffin

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, LLC

BY: _____

Marisa Myers Cohen, Esq. Andrew M. Lubin, Esq.
 Chelsea A. Nixon, Esq. Nathalie Paul, Esq.
 Joseph I. Foley, Esq. Jerome Blank, Esq.

Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, LLC

MARISA MYERS COHEN, ESQUIRE - ID # 87830
ANDREW M. LUBIN, ESQUIRE - ID # 54297
CHELSEA A. NIXON, ESQUIRE - ID # 324130
NATHALIE PAUL, ESQUIRE - ID # 309118
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
JEROME BLANK, ESQUIRE - ID # 49736

Attorneys for Plaintiff

1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
(215) 790-1010

Carrington Mortgage Services LLC,

Plaintiff,

v.

John Jaffin, Known Surviving Heir of Paul T. Jaffin,
and
Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin,
and
Unknown Surviving Heirs of Paul T. Jaffin,

Defendants.

Columbia County
Court of Common Pleas

Number: 2024-CV-1372

2025 - ED - 35

AFFIDAVIT PURSUANT TO PA R.C.P. 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 311 Mary Street, Berwick, Pennsylvania 18603, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name	Address
John Jaffin, Known Surviving Heir of Paul T. Jaffin	160 Foundryville Road Berwick, PA 18603 ✓✓
Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin	319 Mary Street Berwick, PA 18603 ✓✓
Unknown Surviving Heirs of Paul T. Jaffin	311 Mary Street Berwick, PA 18603 ✓

2. Name and address of Defendants in the judgment:

Name	Address
John Jaffin, Known Surviving Heir of Paul T. Jaffin	160 Foundryville Road Berwick, PA 18603
Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin	319 Mary Street Berwick, PA 18603
Unknown Surviving Heirs of Paul T. Jaffin	311 Mary Street Berwick, PA 18603

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

Name	Address
Plaintiff herein	
The Commissioner of Housing and Urban Development	451 Seventh Street, S.W. Washington, DC 20410 ✓

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

Name	Address
Plaintiff herein	
Secretary of Housing and Urban Development	451 Seventh Street, S.W. Washington, DC 20410 ✓

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

Name	Address
NONE	

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

Name	Address
NONE	

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:

Name	Address
Tenants/Occupants	311 Mary Street Berwick, Pennsylvania 18603 ✓
Domestic Relations of Columbia County	11 West Main Street Bloomsburg , PA 17815 ✓
Tax Claim Bureau Columbia County Courthouse	35 West Main Street Basement Level Bloomsburg , PA 17815 ✓
United States of America c/o United States Attorney for the Middle District of PA	William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton , PA 18503 ✓
United States of America c/o United States Attorney for the Middle District of PA	Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg , PA 17108-1754 ✓
Internal Revenue Service Advisory Consolidated Receipts	7940 Kentucky Drive Mail Stop 2850F Florence , KY 41042 ✓
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ✓ ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107 ✓
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128 ✓
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486 ✓

PA Department of Revenue
Bureau of Compliance
Lien Section

P.O. Box 280948
Harrisburg PA 17128-0948 ✓

Commonwealth of Pennsylvania
Department of Revenue Bureau of
Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230 ✓
ATTN: Sheriff's Sales

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946 ✓
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

Commonwealth Of Pennsylvania

Department Of Welfare
P.O. Box 2675 ✓
Harrisburg, PA 17105

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 5111 ✓
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America
c/o Atty General of the United
States

U.S. Dept of Justice, Room 4400 ✓
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

NONE

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

Date: 5-6-2015

McCABE, WEISBERG & CONWAY, LLC

BY:

Marisa Myers Cohen, Esq. Andrew M. Lubin, Esq.
 Chelsea A. Nixon, Esq. Nathalie Paul, Esq.
 Joseph J. Foley, Esq. Jerome Blank, Esq.

Attorneys for Plaintiff

Carrington Mortgage Services LLC v. John Jaffin, Known Surviving Heir of Paul T. Jaffin, Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin, and Unknown Surviving Heirs of Paul T. Jaffin
Columbia County; Number: 2024-CV-1372

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: MAY 12ST 2025

Re: Sheriffs Sale Advertising Dates

Carrington Mortgage Services, LLC
VS.
John Jaffin and Paul Jaffin Heir of Paul T. Jaffin Jr.

No. 1372 of 2024 J.D. and No. 35 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

LEGAL DESCRIPTION

All the following described premises and Tracts of Land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

Tract No. 1: beginning at the corner of Lot No. 303 on Mary Street; Thence Easterly a distance of Ninety (90) Feet to the corner of Lot No. 306 thence Northerly a distance of one Hundred Forty-Five (145) Feet to a Fifteen Foot Alley; Thence Westerly a distance of Ninety (90) Feet to the corner of Lot No. 303; Thence Southerly a distance of One Hundred Forty-Five (145) Feet to the place of beginning.

Being Lots nos. 304 and 305 in Duval Dickson's 4th Plot of Lots.

Tract No. 2: Beginning at the corner of Lot No. 305 on Mary Street; Thence Easterly a distance of Ninety (90) Feet to the corner of Lot No. 308; Thence Northerly a distance of one Hundred Forty-Five (145) Feet to a Fifteen Foot Alley; Thence Westerly a Distance of Ninety (90) Feet to the Corner of Lot No.305; thence Southerly a distance of One Hundred Forty- Five (145) Feet to the Place of Beginning.

Being Lots Nos. 306 and 307 in Duval Dickson's 4th Plot of Lots.

Being the same property conveyed to Paul T. Jaffin and Barbara A. Jaffin, his wife: Barbara A. Jaffin having passed from this life on July 15,2016 from Michael J. Demshock and Helen Demshock, his wife by Deed dated April 5, 1979 and recorded April 6, 1979 among the Land Records of Columbia County, State of Pennsylvania in Book 291, Page 988.

Tax Account# 04A0106500

The said Paul T. Jaffin died on August 1, 2024 without a will or appointment of an Administrator, thereby vesting title in John Jaffin, Known Surviving Heir of Paul T. Jaffin, Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin, and Unknown Surviving Heirs of Paul T. Jaffin by operation of law.

BEING KNOWN AS: 311 MARY STREET, BERWICK, PENNSYLVANIA 18603

REAL DEBT: \$139,724.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOHN JAFFIN, KNOWN SURVIVING HEIR OF PAUL T. JAFFIN, PAUL JAFFIN A/K/A PAUL JAFFIN, JR.,
KNOWN SURVIVING HEIR OF PAUL T. JAFFIN, AND UNKNOWN SURVIVING HEIRS OF PAUL T.
JAFFIN

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

REAL ESTATE OUTLINE

ED # 2025 ED 35

DATE RECEIVED 3-9-25
DOCKET AND INDEX 2024 CV 1372

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>2,000.00</u>	<u>X</u>	CK# <u>317123</u>

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

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

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

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARISA MYERS COHEN, ESQUIRE - ID # 87830
ANDREW M. LUBIN, ESQUIRE - ID # 54297
CHELSEA A. NIXON, ESQUIRE - ID # 324130
NATHALIE PAUL, ESQUIRE - ID # 309118
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
JEROME BLANK, ESQUIRE - ID # 49736

1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
(215) 790-1010

Carrington Mortgage Services LLC,
Plaintiff,

v.

John Jaffin, Known Surviving Heir of Paul T. Jaffin,
and
Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of
Paul T. Jaffin,
and
Unknown Surviving Heirs of Paul T. Jaffin,
Defendants.

Columbia County
Court of Common Pleas

Number: 2024-CV-1372

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendants, John Jaffin, Known Surviving Heir of Paul T. Jaffin and Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin, are not in the Military or Naval Service of the United States, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. §3931; and that the Defendants, John Jaffin, Known Surviving Heir of Paul T. Jaffin and Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin, are over eighteen (18) years of age, and reside as follows:

John Jaffin, Known Surviving Heir of Paul T. Jaffin
160 Foundryville Road
Berwick, PA 18603

Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin
319 Mary Street
Berwick, PA 18603

SWORN AND SUBSCRIBED

DATE: 5-6-2025

BEFORE ME THIS 6th DAY

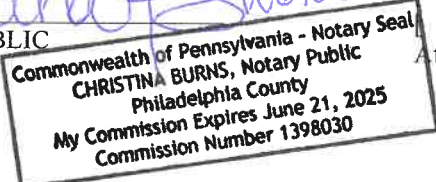
McCABE, WEISBERG & CONWAY, LLC

OF May, 2025

BY:

NOTARY PUBLIC

[Signature]
[] Marisa Myers Cohen, Esq. [] Andrew M. Lubin, Esq.
[] Chelsea A. Nixon, Esq. [] Nathalie Paul, Esq.
[] Joseph I. Foley, Esq. [x] Jerome Blank, Esq.
Attorneys for Plaintiff



CIVIL ACTION LAW

McCABE, WEISBERG & CONWAY, LLC

MARISA MYERS COHEN, ESQUIRE - ID # 87830
ANDREW M. LUBIN, ESQUIRE - ID # 54297
CHELSEA A. NIXON, ESQUIRE - ID # 324130
NATHALIE PAUL, ESQUIRE - ID # 309118
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
JEROME BLANK, ESQUIRE - ID # 49736

Attorneys for Plaintiff

1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
(215) 790-1010

Carrington Mortgage Services LLC,
Plaintiff,

v.

John Jaffin, Known Surviving Heir of Paul T. Jaffin,
and
Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin,
and
Unknown Surviving Heirs of Paul T. Jaffin,
Defendants.

Columbia County
Court of Common Pleas

Number: 2024-CV-1372

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

John Jaffin, Known Surviving Heir of Paul T. Jaffin
160 Foundryville Road
Berwick, PA 18603

Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin
319 Mary Street
Berwick, PA 18603

Unknown Surviving Heirs of Paul T. Jaffin
311 Mary Street
Berwick, PA 18603

Your house (real estate) at **311 Mary Street, Berwick, Pennsylvania 18603** is scheduled to be sold at Sheriff's Sale on **7-16-2025** at **9:00 A.M.**, at a public on-line auction conducted by Bid4Assets, <https://www.bid4assets.com/>, to enforce the court judgment of \$139,724.47 obtained by Carrington Mortgage Services LLC against the above premises.

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 Carrington Mortgage Services LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg & Conway, LLC, Esquire at (215) 790-1010.
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 the following notice 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 McCabe, Weisberg & Conway, LLC, Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg & Conway, LLC at (215) 790-1010.
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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE

**North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

ASSOCIATION DE LICENCIADOS

**North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV1372

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 the following described premises and Tracts of Land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

Tract No. 1: beginning at the corner of Lot No. 303 on Mary Street; Thence Easterly a distance of Ninety (90) Feet to the corner of Lot No. 306 thence Northerly a distance of one Hundred Forty-Five (145) Feet to a Fifteen Foot Alley; Thence Westerly a distance of Ninety (90) Feet to the corner of Lot No. 303; Thence Southerly a distance of One Hundred Forty-Five (145) Feet to the place of beginning.

Being Lots nos. 304 and 305 in Duval Dickson's 4th Plot of Lots.

Tract No. 2: Beginning at the corner of Lot No. 305 on Mary Street; Thence Easterly a distance of Ninety (90) Feet to the corner of Lot No. 308; Thence Northerly a distance of one Hundred Forty-Five (145) Feet to a Fifteen Foot Alley; Thence Westerly a Distance of Ninety (90) Feet to the Corner of Lot No.305; thence Southerly a distance of One Hundred Forty- Five (145) Feet to the Place of Beginning.

Being Lots Nos. 306 and 307 in Duval Dickson's 4th Plot of Lots.

Being the same property conveyed to Paul T. Jaffin and Barbara A. Jaffin, his wife: Barbara A. Jaffin having passed from this life on July 15,2016 from Michael J. Demshock and Helen Demshock, his wife by Deed dated April 5, 1979 and recorded April 6, 1979 among the Land Records of Columbia County, State of Pennsylvania in Book 291 , Page 988.

Tax Account# 04A0106500

The said Paul T. Jaffin died on August 1, 2024 without a will or appointment of an Administrator, thereby vesting title in John Jaffin, Known Surviving Heir of Paul T. Jaffin, Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin, and Unknown Surviving Heirs of Paul T. Jaffin by operation of law.

BEING KNOWN AS: 311 MARY STREET, BERWICK, PENNSYLVANIA 18603

REAL DEBT: \$139,724.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN JAFFIN, KNOWN SURVIVING HEIR OF PAUL T. JAFFIN, PAUL JAFFIN A/K/A PAUL JAFFIN, JR.,
KNOWN SURVIVING HEIR OF PAUL T. JAFFIN, AND UNKNOWN SURVIVING HEIRS OF PAUL T JAFFIN

PROPERTY ADDRESS: 311 MARY STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A0106500

Seized and taken into execution to be sold as the property of JOHN JAFFIN, JOHN PAUL JAFFIN A/K/A PAUL JAFFIN JR KNOWN SURVIVING HEIR, UNKNOWN SURVIVING HEIRS OF PAUL T. JAFFIN in suit of CARRINGTON MORTGAGE SERVICES LLC.

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


Unknown Surviving Heirs of Paul T. Jaffin
311 Mary Street
Berwick, Pennsylvania 18603

WAIVER OF WATCHMAN

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

Date: 5-6-2025

McCABE, WEISBERG & CONWAY, LLC

BY: 
[] Marisa Myers Cohen, Esq. [] Andrew M. Lubin, Esq.
[] Chelsea A. Nixon, Esq. [] Nathalie Paul, Esq.
[] Joseph I. Foley, Esq. [] Jerome Blank, Esq.

Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, LLC

MARISA MYERS COHEN, ESQUIRE - ID # 87830
ANDREW M. LUBIN, ESQUIRE - ID # 54297
CHELSEA A. NIXON, ESQUIRE - ID # 324130
NATHALIE PAUL, ESQUIRE - ID # 309118
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
JEROME BLANK, ESQUIRE - ID # 49736

1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
(215) 790-1010

Attorneys for Plaintiff

Carrington Mortgage Services LLC,
Plaintiff,

v.

John Jaffin, Known Surviving Heir of Paul T. Jaffin,
and
Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir
of Paul T. Jaffin,
and
Unknown Surviving Heirs of Paul T. Jaffin,

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2024-CV-1372

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

311 Mary Street, Berwick, Pennsylvania 18603

(more fully described as attached)

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

John Jaffin, Known Surviving Heir of Paul T.
Jaffin
160 Foundryville Road
Berwick, Pennsylvania 18603

Paul Jaffin a/k/a Paul Jaffin, Jr., Known
Surviving Heir of Paul T. Jaffin
319 Mary Street
Berwick, Pennsylvania 18603

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, and being known as 311 Mary Street, Berwick, Pennsylvania 18603.

TAX ACCOUNT #:04A0106500

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$139,724.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: John Jaffin, Known Surviving Heir of Paul T. Jaffin, Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin, and Unknown Surviving Heirs of Paul T. Jaffin

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1501
1420 WALNUT STREET
PHILADELPHIA, PA 19102
(215) 790-1010
FAX (215) 790-1274

May 6, 2025

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

Re: Carrington Mortgage Services LLC vs. John Jaffin, Known Surviving Heir of Paul T. Jaffin,
Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin, and
Unknown Surviving Heirs of Paul T. Jaffin
Columbia County, Number 2024-CV-1372
Premises: 311 Mary Street, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Enclosed please find 2 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P.
3129 relative to the above matter. Kindly serve the defendants in the manner listed below:

Please serve the Notice of Sale upon Defendant(s) as follows:

- John Jaffin, Known Surviving Heir of Paul T. Jaffin , 160 Foundryville Road, Berwick, PA 18603
- Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin, 319 Mary Street , Berwick, PA 18603
- Unknown Surviving Heirs of Paul T. Jaffin , 311 Mary Street, Berwick, PA 18603

**Kindly post the handbill to the property address: 311 Mary Street, Berwick, Pennsylvania 18603.

Very truly yours,

Lisa Tok,
McCabe, Weisberg & Conway, LLC

/lt
Enclosures

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 Inheritance Tax Division
 6th Floor Strawberry Sq.
 Dept. 280601
 Harrisburg PA 17128



9590 9402 8412 3156 8121 02

2. Article Number (Transfer from service label)
 9589 0710 5270 2971 1853 01

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

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
 MAY 16 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

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:
 Comm of PA Inheritance Tax
 110 N. 8th St. Suite #204
 Philadelphia, PA
 19107



9590 9402 8412 3156 8120 96

9

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X NOT RECD

Agent
 Addressee

B. Received by (Printed Name)
 COVID-19

C. Date of Delivery
 5/19/25

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

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

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:
 IRS - Advisory Consolidated
 7940 Kentucky Drive
 Mail Stop 2850F
 Florence, KY 41042



9590 9402 8412 3156 8120 89

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X

Agent
 Addressee

B. Received by (Printed Name)
 INTERNAL REVENUE SERVICE

C. Date of Delivery
 RECEIVED
 MAY 20 2025

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

CAMPUS SUPPORT
 FLORENCE, KY
 MAIL UNIT # 227

3. Service Type

Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified 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

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

Article Addressed to:

COMMONWEALTH OF PA
DEPARTMENT OF PUBLIC WELFARE
P.O. BOX 2675
HARRISBURG, PA 17105



9590 9402 9405 5002 6728 51

9589 0710 5270 2971 1852 19

COMPLETE THIS SECTION ON DELIVERY

A. Signature *David H. Smeigh* Agent Addressee
B. Received by (Printed Name) **DAVID H. SMEIGH** C. Date of Delivery **MAY 16 2025**

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

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

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

PA Dept of Revenue
lien Section
PO Box 280948
Harrisburg PA



9590 9402 9405 5002 6728 13

9589 0710 5270 2971 1852 26

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Linda Alms* Agent Addressee
B. Received by (Printed Name) **LINDA ALMS** C. Date of Delivery **MAY 16 2025**

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

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

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

Dept. of Revenue
Dept. 280946
Harrisburg PA 17128



9590 9402 9405 5002 6727 83

9589 0710 5270 2971 1852 64

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Signature on file* Agent Addressee
B. Received by (Printed Name) **With USPS 17107** C. Date of Delivery **MAY 17 2025**

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

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

ENDER: 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:
dept of Rev Bureau of Compliance
Insurance Support Dept 281230
Harrisburg PA 17128
Attn: Sheriff Sales



9590 9402 9405 5002 6728 20

9589 0710 5270 2971 1852 33

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee
B. Received by (Printed Name) *LINDA ALMANZA* C. Date of Delivery *MAY 16 2025*

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

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

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

Domestic Return Receipt

ENDER: 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:
USA Middle District of PA
William Nelson Fed. Bldg
35 N. Washington Ave
Suite 311
Scranton, PA 18503



9590 9402 8412 3156 8120 41

9589 0710 5270 2971 1852 71

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee
B. Received by (Printed Name) *Rob Peirce* C. Date of Delivery *5/20/25*

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



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

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

Domestic Return Receipt

ENDER: 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



9590 9402 9405 5002 6728 44

9589 0710 5270 2971 1852 02

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee
B. Received by (Printed Name) *LINDA ALMANZA* C. Date of Delivery *MAY 16 2025*

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

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:
 Dept. Public Welfare
 O. Box 2675
 Harrisburg PA 17105
 Attn: Dan Richard



9590 9402 8412 3156 8120 72

Article Number (Transfer from service label)

9589 0710 5270 2971 1853 25

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee
 X DAULTON SMEICH Date of Delivery
 MAY 16 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
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee
 X Date of Delivery
 MAY 23 2025

C. Date of Delivery

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

- 1. Complete items 1, 2, and 3.
- 2. Print your name and address on the reverse so that we can return the card to you.
- 3. 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 6728 75

Article Number (Transfer from service label)

9589 0710 5270 2971 1851 96

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee
 X With USPS 17107 Date of Delivery
 MAY 16 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
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
 Atty. General of the U.S.
 950 Pennsylvania Ave NW
 Room 4400
 Washington, DC 20530

2. Article Number (Transfer from service label)
 9590 9402 9405 5002 6728 06

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:
 Atty General Dept. of Justice
 150 Pennsylvania Ave NW
 Room 5111
 Washington DC 20530



9590 9402 9405 5002 6727 76

Article Number (Transfer from service label)

9589 0710 5270 2971 1852 57

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee
 X Date of Delivery
 MAY 23 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
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

TO VERIFY LIGHT COPY VIEW TRUE WATERMARK PAPER. HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED.

McCABE, WEISBERG & CONWAY, LLC
 PA ATTORNEY-OPERATING ACCOUNT
 1420 WALNUT STREET, SUITE 1501
 PHILADELPHIA, PA 19102
 (215) 790-1010

PNC BANK
 55-760/312

NO. 317123

DATE 05/06/2025 AMOUNT \$2,000.00

PAY: Two thousand and NO/100

TO THE ORDER OF Sheriff of Columbia County PA

Listing Prop for Sheriff Sale(24-101005) - Jaffin, Paul

2 SIGNATURES REQUIRED OVER \$10,000.00
 VOID AFTER 180 DAYS

Security Features included. Details on back.

⑈ 3 1 7 1 2 3 ⑈ ⑆ 0 3 1 2 0 7 6 0 7 ⑆ 8 0 2 6 3 5 0 2 6 7 ⑈