

SHERIFF'S SALE

Distribution Sheet

US Bank National Trust vs. Douglas & Holly Jumper
 NO. 645-2023 JD DATE OF SALE: July 16, 2025
 NO. 5-2025 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) July 16, 2025 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Malatesta Development for the price or sum of \$9,007.00 Dollars. Malatesta Development being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$	<u>91007.00</u>	
Poundage		<u>1820.14</u>	
Transfer Taxes		<u>2593.70</u>	
Total Needed to Purchase			\$ <u>91007.00</u>
Amount Paid Down			
Balance Needed to Purchase			<u>91007.00</u>

EXPENSES:

Columbia County Sheriff - Costs	\$	<u>516.50</u>	
Poundage		<u>1820.14</u>	\$ <u>2336.64</u>
Newspaper			<u>1642.55</u>
Printing			<u>-0-</u>
Solicitor			<u>150.00</u>
Columbia County Prothonotary			<u>10.00</u>
Columbia County Recorder of Deeds -			<u>86.75</u>
Deed copy work			<u>1296.85</u>
Realty transfer taxes			<u>1296.85</u>
State stamps			<u>-0-</u>
Tax Collector (<u>15.00</u>
Columbia County Tax Assessment Office			<u>60.00</u>
State Treasurer			<u>100.00</u>
Other: <u>Web Postings</u>			<u>473.39</u>
<u>Sewer</u>			<u>78.00</u>
<u>Berkholder</u>		<u>250.00</u>	
Lien Search			<u>7796.03</u>
TOTAL EXPENSES:			\$

Total Needed to Purchase	\$	<u>91007.00</u>	
Less Expenses		<u>7796.03</u>	
Net to First Lien Holder		<u>83210.97</u>	
Plus Deposit		<u>2000.00</u>	
Total to First Lien Holder		<u>85210.97</u>	\$

Sheriff's Office, Bloomsburg, Pa. }

So answers

T. A. [Signature]

Sheriff

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 278441	Invoice Date: 08/27/2025 3:43:59 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$2,680.45	202506533	BLOOMSBURG TOWN
	Grantor - JUMPER, DOUGLAS		08/27/25 3:50:28 PM	OF
	Grantee - MALATESTA DEVELOPMENT LLC			
	Consideration - \$91,007.00			
	Tax Basis - \$129,685.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$1,296.85		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	BLIGHTED PROPERTY/DEMOLITION FUND	\$15.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	BLOOMSBURG AREA SCHOOL REALTY TAX	\$648.43		
	TOWN OF BLOOMSBURG	\$648.42		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	<u>\$2,680.45</u>		
	PAYMENTS			
	CHECK: 9655 - SHERIFF OFFICE	\$86.75		
	CHECK: 9656 - SHERIFF OFFICE	\$1,296.85		
	CHECK: 9657 - SHERIFF OFFICE	\$1,296.85		
	TOTAL PAYMENTS	<u>\$2,680.45</u>		
	AMOUNT DUE	\$2,680.45		
	PAYMENT ON INVOICE	(\$2,680.45)		
	BALANCE DUE ON INVOICE	\$0.00		

5 ED 2025



FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223892-3

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

-----X
U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE OF LB-
DWELLING SERIES V TRUST

NO.: 2023-CV-0000645-MF

Plaintiff,

vs.

HOLLY B. JUMPER; DOUGLAS W. JUMPER
Defendant(s).

-----X
**STATEMENT OF AMOUNTS OWED FOLLOWING SHERIFF SALE OF THE PROPERTY TO A THIRD
PARTY**

TO THE SHERIFF OF COLUMBIA COUNTY, PA:

U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust, (Plaintiff) does hereby file a Claim against the Proceeds of the Sheriff's Sale held on July 16, 2025 for properties located at 323 Barton Street, Bloomsburg, PA 17815 as the holder of the mortgage dated July 29, 2008, which is recorded the Columbia County Records.

Plaintiff claims the amount of \$87,413.47 on the basis of such Mortgage and under the Judgment entered in this matter.

Sale Results: The property was sold to a Third Party for the amount of \$91,007.00.

Date: July 28, 2025

Dana Marks
Dana Marks, Esq. (205165)



USPS CERTIFIED MAIL



9214 8901 9403 8325 4473 46

J100025_R18756



Columbia County Sheriff
Columbia County Courthouse
35 West Main St.
Bloomsburg PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
U.S. BANK TRUST NATIONAL ASSOC

vs.

Defendant
DOUGLAS JUMPER
HOLLY B JUMPER

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
1325 FRANKLIN AVENUE
SUITE 230
GARDEN CITY, NY 11530

Sheriff's Sale Date: Wednesday, July 16, 2025
Sale Number: 2025ED5
Writ of Execution No. : 2023CV645
Advance Sheriff Costs: \$2,000.00

Location of the real estate: 323 BARTON STREET, BLOOMSBURG, PA 17815,
BLOOMSBURG TOWN

Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$36.00
Posting Handbill		\$15.00
Poundage		\$1,820.14
Press Enterprise Inc.		\$1,642.55
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
Continued or Cancelled Sale	Postponed to: 5/14/2025	\$10.00
Service		\$210.00
Service Mileage		\$6.00
Distribution Form		\$25.00
Copies		\$7.00
Notary Fee		\$15.00
Tax Claim Search		\$15.00
Surcharge		\$60.00
Continued or Cancelled Sale	Postponed to: 7/16/2025	\$10.00

Total Sheriff Costs **\$4,314.19**

Municipal Costs

Sewer		\$473.39
Delinquent Taxes	BERKHEIMER	\$78.00

Total Municipal Costs **\$551.39**

Distribution Costs

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

Distribution Costs

Recording Fees	\$86.75
Recorder, Lien Search	\$250.00
Transfer Taxes (Local)	\$1,296.85
Transfer Taxes (State)	\$1,296.85
Total Distribution Costs	\$2,930.45

Grand Total: **\$7,796.03**

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
U.S. BANK TRUST NATIONAL ASSOC

vs.

Defendant
DOUGLAS JUMPER
HOLLY B JUMPER

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
1325 FRANKLIN AVENUE
SUITE 230
GARDEN CITY, NY 11530

Sheriff's Sale Date: Wednesday, July 16, 2025
Sale Number: 2025ED5
Writ of Execution No. : 2023CV645
Advance Sheriff Costs: \$2,000.00

Location of the real estate: 323 BARTON STREET, BLOOMSBURG, PA 17815,
BLOOMSBURG TOWN

Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$36.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,642.55
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$150.00
Transfer Tax Form		\$25.00
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Distribution Form		\$25.00
Copies		\$7.00
Notary Fee		\$15.00
Tax Claim Search		\$15.00
Surcharge		\$60.00
Continued or Cancelled Sale	Postponed to: 7/16/2025	\$10.00

Total Sheriff Costs **\$2,494.05**

Municipal Costs

Sewer		\$473.39
Delinquent Taxes	BERKHEIMER	\$78.00

Total Municipal Costs **\$551.39**

Distribution Costs

Recording Fees		\$86.75
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Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Total Distribution Costs **\$86.75**

Grand Total: **\$3,132.19**

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

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: 49791

JUMPER DOUGLAS W & HOLLY B
323 BARTON STREET
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 20061 - 1364
Location: 323 BARTON ST
Parcel Id: 05W-07 -140-00,000

Assessment: 18,500
Balances as of 07/08/2025

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

By: CC Sheriff

Per: _____

05W.07-140



Dana Marks, Esq. (205165)
Timothy A. Cirino, Esq. (326340)
Robert Flacco, Esq. (325024)
Perry Russell, Esq. (334517)
Ian Yorke, Esq. (334633)
Danielle Johnson, Esq. (334703)
FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223892-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION, CASE NO.: 2023-CV-0000645-MF
AS TRUSTEE OF LB-DWELLING SERIES V TRUST, CIVIL ACTION
Plaintiff
vs. MORTGAGE FORECLOSURE

DOUGLAS W. JUMPER, HOLLY B. JUMPER,
Defendant(s)

-----X
NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Douglas W. Jumper at 323 Barton Street, Bloomsburg, PA 17815; Holly B. Jumper at 323 Barton Street, Bloomsburg, PA 17815; and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 323 Barton Street, Bloomsburg, PA 17815, owned by Douglas Jumper and Holly Jumper, scheduled to be sold at Sheriff's Sale on **July 16, 2025 at 9:00 AM** by www.bid4assets.com/ColumbiaPASheriffSales enforce the court judgment of \$80,542.02 plus fees, costs and other charges obtained by U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust against Douglas W. Jumper Holly B. Jumper, Douglas W. Jumper.

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 cancelled if you pay to U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to pfigures@friedmanvartolo.com.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.

*Tx
no del
0245 no taxes*



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION,
AS TRUSTEE OF LB-DWELLING SERIES V
TRUST,

NO.: 2023-CV-0000645-MF

CIVIL ACTION

Plaintiff

vs.

MORTGAGE FORECLOSURE

DOUGLAS W. JUMPER, HOLLY B. JUMPER,
Defendant(s)

-----X
LONG FORM DESCRIPTION
SCHEDULE "A"

ALL that certain piece, parcel and tract of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BOUNDED upon the North by lot now of JoAnne Jackson Cleaver; upon the East by lot now or formerly of Sheridan Swentzell; upon the South by Anthony Alley; and upon the West by Barton Street.

BEING forty feet in width and one hundred and three feet in depth upon Barton Street from lot now of Joanne Jackson Cleaver to Anthony Alley, upon which is erected a frame dwelling house.

THE ABOVE DESCRIBED REAL ESTATE is the same real estate which Anna Margaret Giger, by deed dated February 27, 1984 and recorded May 12, 1984 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania in Book 329, Page 739, conveyed to Max Kenneth Giger and Barbara E. Jumper; **AND BEING** the same real estate which Max Kenneth Giger, by deed dated September 4, 1984 and recorded October 31, 1984 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania in Book 339, Page 801, conveyed to Barbara E. Jumper, Grantor herein.

SUBJECT to all existing rights of way, conditions, easements, restrictions, reservations, rights, agreements, notes and other matters of record to the extent valid and enforceable and still applicable to the above-described premises.

BEING premises known and numbered as 323 Barton Street, Bloomsburg, PA 17815

Tax Parcel Number: 05W-07--140-00-000

BEING the same premises which Barbara E. Jumper, widow, by Deed dated October 27, 2006, and recorded in the Official Records of Columbia County on October 27, 2006 as Instrument Number 200611364; granted and conveyed unto Douglas W. Jumper and Holly B. Jumper, his wife.

Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff



Property Description

By virtue of Writ of Execution No. 2023-CV-0000645-MF

U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust v. Douglas W. Jumper, Holly B. Jumper

Docket Number: 2023-CV-0000645-MF

Property to be sold is situated in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania.

Commonly known as: 323 Barton Street, Bloomsburg, PA 17815

Parcel Number: 05W-07--140-00-000

Improvements thereon of the residential dwelling or lot (if applicable): Residential

Judgment Amount: \$80,542.02

Attorneys for the Plaintiff:
FREIDMAN VARTOLO, LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

By: _____

- Dana Marks, Esq. (205165)
- Timothy A. Cirino, Esq. (326340)
- Robert Crawley, Esq. (319712)
- Robert Flacco, Esq. (325024)
- Perry Russell, Esq. (334517)
- Ian Yorke, Esq. (334633)
- Danielle Johnson, Esq. (334703)

Date: December 6, 2024

2023 CV 645

SHERIFF'S SALE COST SHEET

vs. Jumper

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

DOCKET/RETURN \$15.00
 SERVICE PER DEF. \$ 210.00
 LEVY (PER PARCEL) \$15.00
 MAILING COSTS \$ 36.00
 ADVERTISING SALE BILLS & COPIES \$17.50
 ADVERTISING SALE (NEWSPAPER) \$15.00
 MILEAGE \$ 6.00
 POSTING HANDBILL \$15.00
 CRYING/ADJOURN SALE \$10.00
 SHERIFF'S DEED \$35.00
 TRANSFER TAX FORM \$25.00
 DISTRIBUTION FORM \$25.00
 COPIES \$ 7.00
 NOTARY \$ 15.00
 TOTAL ***** \$ 446.50

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

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

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

MUNICIPAL FEES DUE:
 SEWER 20 _____ \$ 739.29
 WATER 20 _____ \$ _____
 TOTAL ***** \$ 739.29

SURCHARGE FEE (DSTE) \$ 60.00
 MISC. _____ \$ _____
 _____ \$ _____
 TOTAL ***** \$ 60.00

TOTAL COSTS (OPENING BID) \$ 3300.29



Dana Marks, Esq. (205165)
 Renee Cohen, Esq. (306667)
 Timothy A. Cirino, Esq. (326340)
 Robert Flacco, Esq. (325024)
 Perry Russell, Esq. (334517)
 Danielle Johnson, Esq. (334703)
 Andrew Kravitz, Esq. (80142)

2023 JUL 12 AM 10:57

FRIEDMAN VARTOLO LLP
 1325 Franklin Avenue, Suite 160
 Garden City, NY 11530
 P: (212) 471-5100
 F: (212) 471-5150
 Attorneys for Plaintiff
 Firm Case No.: 223892-2

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

-----X
 U.S. BANK TRUST NATIONAL ASSOCIATION,
 AS TRUSTEE FOR LB-DWELLING SERIES V
 TRUST,

NO.: 2023-CV-0000645-MF

Plaintiff MORTGAGE FORECLOSURE

vs.

DOUGLAS W. JUMPER; HOLLY B. JUMPER,
 Defendants

-----X
AFFIDAVIT PURSUANT TO RULE 3129.2

As required by Pa. R.C.P. 3129.2(a), Notice of Sale has been given to all known lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named in the Affidavit Pursuant to Pa. R.C.P. 3129.1 at the address set forth therein. A copy of the Certificate of Mailing (Form 3665) stamped by the U.S. Postal Service is attached hereto as "Exhibit A."

Date:

5/7/25

FRIEDMAN VARTOLO LLP
 Attorneys for Plaintiff

S/

-
- Dana Marks, Esq. (205165)
 - Renee Cohen, Esq. (306667)
 - Timothy A. Cirino, Esq. (326340)
 - Robert Flacco, Esq. (325024)
 - Perry Russell, Esq. (334517)
 - Danielle Johnson, Esq. (334703)
 - Andrew Kravitz, Esq. (80142)



Exhibit A



J79393_R15038



Columbia County Sheriff
Columbia County Courthouse
35 West Main St.
Bloomsburg PA 17815



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender FriedmanVartolo LLP 1325 Franklin Avenue, Suite 160 Garden City, NY 11530 RE: 227892-2	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™ 	Affix Stamp Here Postmark with Date of Receipt. U.S. POSTAGE PAID GARDEN CITY, NY 11530 MAY 05 25 AMOUNT \$2.60 92324H500702-18
	Postmaster, per (name of receiving employee) 		



USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1	PA Department of Revenue Bureau of Individual Taxes - Inheritance Tax Division 6th Floor, Strawberry Square Department 280601 Harrisburg PA 17128				
2	Columbia County Tax Claim Bureau/Assessor 11 West Main Street Bloomsburg PA 17815				
3	Columbia County Domestic Relations 11 West Main Street Bloomsburg PA 17815				
4	Tenants/Occupants 323 Barton Street Bloomsburg PA 17815				
5	/				
6					

FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223892-3

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

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION, NO. 2023-CV-0000645-MF
AS TRUSTEE OF LB-DWELLING SERIES V
TRUST, 2025-ED-5

Plaintiff

vs.

DOUGLAS W. JUMPER; HOLLY B. JUMPER,
Defendant(s)

-----X
CERTIFICATE OF COMPLIANCE

The undersigned attorney for Plaintiff certifies that the foregoing Notice of Continued Sheriff's Sale complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

Dated: May 14, 2025

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff



Danielle Johnson, Esq. (334703)

FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223892-3

2023 MAY 19 AM 10:15

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

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION, NO. 2023-CV-0000645-MF
AS TRUSTEE OF LB-DWELLING SERIES V
TRUST,

2025-ED-5

Plaintiff

vs.

DOUGLAS W. JUMPER; HOLLY B. JUMPER,
Defendant(s)

-----X
CERTIFICATE OF SERVICE

On this date, I mailed or delivered to the Sheriff's Office of Columbia County a copy of the Notice of Continued Sheriff's Sale in the above-captioned matter.

Holly B. Jumper
323 Barton Street
Bloomsburg, PA 17815

Douglas W. Jumper
323 Barton Street
Bloomsburg, PA 17815

Dated: May 14, 2025

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff



Danielle Johnson, Esq. (334703)

FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223892-3

FILED
PROTONOTARY

2025 MAY 19 AM 10:15

CLERK OF THE COURT
COUNTY OF COLUMBIA, PA

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

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION, NO. 2023-CV-0000645-MF
AS TRUSTEE OF LB-DWELLING SERIES V
TRUST,

Plaintiff

vs.

DOUGLAS W. JUMPER; HOLLY B. JUMPER,
Defendant(s)

-----X
NOTICE OF CONTINUED SHERIFF'S SALE
(PA. R.C.P. 3129.3)

The Sheriff's Sale scheduled for May 14, 2025 at 9:00am in the above-captioned matter has been continued until July 16, 2025 at 9:00am.

Dated: May 14, 2025

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff



Danielle Johnson, Esq. (334703)

FRIEDMAN VARTOLO LLP

A Limited Liability Partnership formed in the State of New York

1325 Franklin Avenue, Suite 160, Garden City, NY 11530

Telephone: (212) 471-5100 | Facsimile: (212) 471-5150

May 12, 2025

COLUMBIA COUNTY SHERIFF
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN ST.
BLOOMSBURG, PA 17815

RE: Name: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-DWELLING SERIES V TRUST v. HOLLY B. JUMPER; DOUGLAS W. JUMPER
Docket No.: 2023-CV-0000645-MF
Property Address: 323 Barton Street, Bloomsburg, PA 17815
Firm Case Number: 223892-3

Columbia County Sheriff:

On behalf of Friedman Vartolo LLP, counsel for Plaintiff, I respectfully request to postpone the foreclosure sale for the above referenced property address that is scheduled for May 14, 2025 until **July 16, 2025**. Please confirm receipt and postponement of sale.

Please feel free to contact me should any further documentation be necessary. I may be reached at (212) 471-5100 or via email at paservice@friedmanvartolo.com. Thank you for your help in this matter.

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

S/ Dana Marks
Dana Marks, Esq.

Sarah Klingaman

From: Dana Marks <dmarks@friedmanvartolo.com>
Sent: Monday, May 12, 2025 11:33 AM
To: Sarah Klingaman; pasales; paservice
Subject: RE: Jumper return
Attachments: DOUG JUMPER.pdf

Thank you Sarah.

@paservice – please see attached

Dana Marks | Associate

FRIEDMAN VARTOLO

1628 John F. Kennedy Blvd., Suite 300, Philadelphia, PA 19103
Phone: (212) 471-5100 | Fax: (212) 471-5150

www.friedmanvartolo.com

FDCPA Notice: This communication is from a debt collector in an attempt to collect a debt. Any information obtained will be used for that purpose. If you prefer not to receive electronic communications regarding debt collection, you have the right to opt out at any time. Please reply to this email with your request to opt out of future electronic communications.

Confidentiality Notice: The information contained in this transmission may contain privileged and confidential information. It is intended only for the use of the person (s) named above. If you are not the intended recipient, you are notified that any review, dissemination, distribution or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply e mail and destroy all copies of the original message. IRS Circular 230 Disclosure: U.S. federal tax advice in the foregoing message from Friedman Vartolo LLP is not intended or written to be, and cannot be used, by any person for the purpose of avoiding tax penalties that may be imposed regarding the transactions or matters addressed. Some of that advice may have been written to support the promotion or marketing of the transactions or matters addressed within the meaning of IRS Circular 230, in which case you should seek advice based on your particular circumstances from an independent tax advisor.

From: Sarah Klingaman <sklingaman@columbiapa.org>
Sent: Monday, May 12, 2025 10:59 AM
To: pasales <pasales@friedmanvartolo.com>
Subject: Jumper return

Sarah Jane Klingaman

Administrative Assistance to Sheriff

35 West Main Street

Bloomsburg, PA 17815

Phone: # 570-389-5622

Email: shower@columbiapa.org

Warning - This message has arrived from outside the organization. Please use caution when reviewing links and do not open any attachments which you do not recognize!

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC
vs.
DOUGLAS JUMPER (et al.)

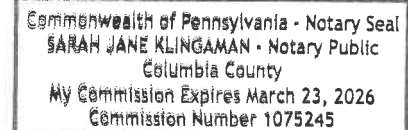
Case Number
2023CV645

SHERIFF'S RETURN OF SERVICE

02/21/2025 12:30 PM - SHERIFF TIMOTHY T. CHAMBERLAIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE DOUG JUMPER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR HOLLY B JUMPER AT 323 BARTON STREET, BLOOMSBURG, PA 17815.

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 24, 2025



NOTARY

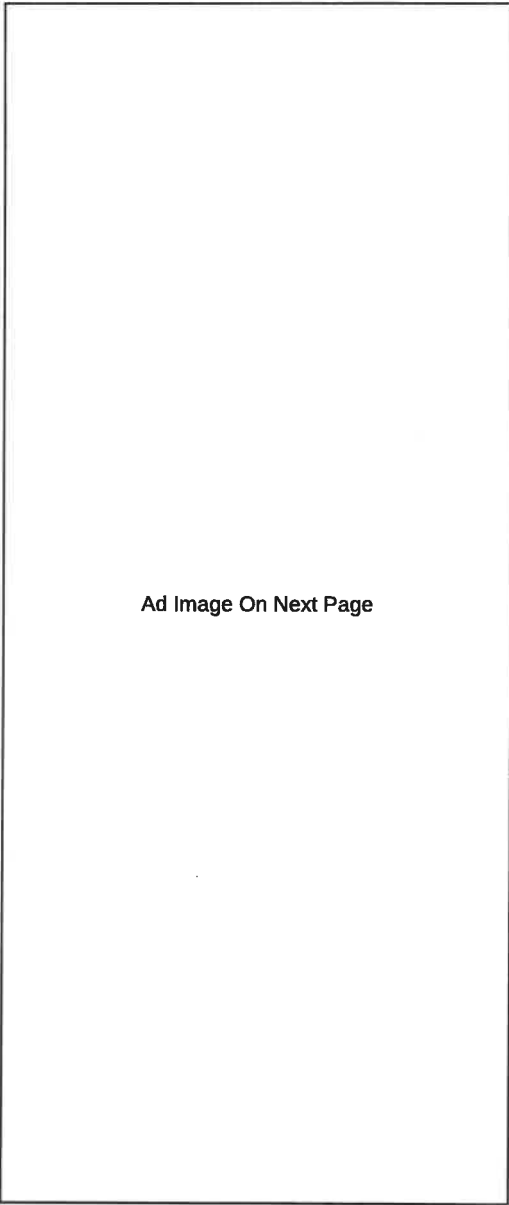
Affirmed and subscribed to before me this

24TH day of FEBRUARY, 2025

Plaintiff Attorney: FRIEDMAN VARTOLO LLP, 1325 FRANKLIN AVENUE, SUITE 230, GARDEN CITY, NY 11530

STATE OF PENNSYLVANIA }
COUNTY OF COLUMBIA } SS

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



Ad Image On Next Page

Ad Text: Jumper Sale
Date(s) Published: 04/02/2025, 04/09/2025, 04/16/2025

Sworn and subscribed to before me
this 18 day of April 20 25.

(Notary Public)

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

Member, Pennsylvania Association of Notaries

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

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

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

570-784-6151

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

PLACING CLASSIFIED ADS... email classifieds@presenterprise.net... 870-784-6151

MONDAY MARKETPLACE ADS... IT'S FREE to advertise your merchandise UNDER \$100!... 570-784-6151

DRIVE-THRU HOURS: 8:00am - 3:00pm... Our Drop-Off Box at the Drive-Thru is available 24/7

WANTED MP Metals... Clean Copper \$3.10 to \$2.80... Clean Brass \$1.80... Clean Alum. 48... Stainless .32... Tin, Steel, Iron & Cars... Monday-Friday 8am-4pm Sat. 8-Noon 570-789-2578 Rt. 11 Berwick

Public Notices

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to the undersigned in the Estate of William A. Knopoff, late of Berwick, Columbia County, Pennsylvania, deceased.

Thomas Knopoff 103 Rolling Hill Lane Montoursville, PA 17254

Deborah Boona 1475 Snydewater Rd. Sunbury, PA 17801

James C. Bargate, Esquire West, Middle Neck, Swinerton & Bergman 240-246 Market Street Sunbury, PA 17801

Attorney for the Estate

All hearings will be held in that assigned numerical order. Hearings will be open to the public at which time all persons interested will be heard.

Curt Rider, Code Enforcement Official

MEETING NOTICE

The Danville Municipal Authority will be meeting at 10:30 am on April 22nd at the Municipal Building, 453 Mill St, Danville, PA

Public Notices

THURSDAY NIGHT AUCTION APR. 17 @ 6:00PM OUTSIDE ITEMS WILL BE SOLD @ 5:40PM

Antiques, Collectibles, Postage Stamp Collection, Furniture, Military Steel Helmets, Vintage Tractors, Hair Dryers, Tools, Toys, Vintage Hats, Vintage Military Vehicle, New Product, Bedding, Flin Books, Cook Books, Garden Items, Books, Depression Glass, Christmas Decorations, and much more

Plus e-mail auctions on E! 52813 Ron Berger Auctioneer AU2813 Call or text 610-973-1874

Public Auction SAT, May 3rd @ 9:35 AM

1395 N. Arch Street, Berwick, PA 18603 SUV-CARRY ON TRAILER-CUB CADET LAWN TRACTOR-TOOLS-FURNITURE-HOUSEHOLD COLLECTIBLES

REAL ESTATE - 12:00 NOON www.auctionpoint.com #1167

KNIGHT AUCTIONS LLC 570-784-1011 AU002251

AUCTION SAT, MAY 3RD @ 9:00AM

1168 Old Reading Rd, Catawissa, PA 17820 Antiques - Tools - Lawn & Garden - auctionpoint.com # 12787

Brown Auction Services 570-394-7619 Muncy Pa. - Lic# AU00454

ACROSS

1 Fez, e.g. cholesterol 4 - terol Moins 33 Concoise 7 Scrabble 36 Villa piece d'Esbo city 20 Corp-orate 37 Propelled symbols a scull 10 Pago 38 "Deady place court 11 Allow 38 Lummxo 13 Two- 40 In medias 19 Ingredient bar order 41 Under- 16 Quarter-stand 12 Tents back 14 Color 17 Radiant 1 Athlete's 19 gowns TV 15 Political 23 Brooch 30 Equestri- 18 Wee 2 Oodles 19 songbird 31 Monop- 20 Greek salad cheese 32 Old Ford 23 Contains 34 Wino- 26 Chic 35 Condo- 27 Sates top 28 Velocity

Solution time: 23 mins.

INVITATION TO BID

LVMC Civil is pleased to announce the opportunity for contractors to bid on a new project to enhance the community of Bloomsburg, PA. This project involves the construction of a boat launch facility, parking accommodations, and the installation of ADA-compliant features.

Key Dates: Questions for the project: All inquiries must be submitted by May 1, 2025. Bidding opens: May 8, 2025 via Penn BID.

The project has an important deadline: all work must be completed by the Friday before Fall Week, ensuring the new facilities are ready for the busy summer season.

LVMC Civil invites all interested contractors to submit their bids and contribute to this exciting development. This is a great opportunity to be involved in a significant project that will have a lasting positive impact on the Bloomsburg community.

For additional details and to submit your bid, please visit Penn BID or contact LVMC Civil directly.

Public Notices

ESTATE NOTICE

ESTATE OF Carol M. Soos, late of Bloomsburg, Columbia County, Pennsylvania, deceased.

NOTICE IS HEREBY GIVEN, that Letters of Administration in the above-named Estate have been granted to the undersigned to whom all persons owing said Estate are requested to make payment, and those having claims or demands against it are to make known the same without delay.

Timothy A. Soos, Administrator c/o D. Robert Davidson, Esquire Hummel, Lewis & Davidson, LLP 3 East First Street Bloomsburg, PA 17815

Selling a House? Call 570-784-6151

James H. Miller, Esquire 670 Luchter & Novatrac LLP 120 West Main Street Bloomsburg, PA 17815

Law Offices of Luchter & Novatrac LLP 120 West Main Street Bloomsburg, PA 17815

NOTICE is hereby given that Letters Testamentary in the above-named Estate have been granted to the undersigned, to whom all persons owing said Estate are requested to make payment, and those having claims or demands against it to make known the same.

James H. Miller, Esquire 670 Luchter & Novatrac LLP 120 West Main Street Bloomsburg, PA 17815

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Law Offices of Luchter & Novatrac LLP 120 West Main Street Bloomsburg, PA 17815

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2022CV1382

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/ ColumbiaPASheriffsSales on:

WEDNESDAY, APRIL 23, 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 lying and being situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Western side of Market Street at the corner of lot now or late of the Estate of J. W. Matter; THENCE along the same in a Westerly direction, a distance of Ninety-six (96) feet to a corner in line of lands now or late of Mary Elizabeth and Joseph Suetz; THENCE along the same, parallel with Bowman Street in a Northernly direction, a distance of Twenty-five (25) feet to a corner; THENCE in an Easterly direction, and parallel with the first described line, a distance of Ninety-six (96) feet through the partition of a double house to Market Street; THENCE Southernly along the same, a distance of Twenty-five (25) feet to the place of BEGINNING.

This description is intended to cover and this Deed to convey the southerly portion of a double house and appurtenant to the same, HAVING thereon erected the southerly one-half frame dwelling known and numbered as 337 MARKET STREET BERWICK, PA 18603 PARCEL # 048-04-142-00-000

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

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

BEING the same premises which Tristana R. Harvey, by Deed dated August 26, 2009 and recorded September 1, 2009 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, Instrument No. 2009-06265, granted and conveyed unto Michael R. Stevens.

PROPERTY ADDRESS: 337 MARKET STREET, BERWICK, PA 18603 UPI / TAX PARCEL NUMBER: 048-04-142-00-000

Seized and taken into execution to be sold as the property of MICHAEL R. STEVENS in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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

Attorney for the Plaintiff: PURCELL, KRUG & HALLER HARRISBURG, PA 717-234-4178

TIMOTHY CHAMBERLAIN, Sheriff Columbia County, Pennsylvania

Attorney for the Plaintiff: PURCELL, KRUG & HALLER HARRISBURG, PA 717-234-4178

TIMOTHY CHAMBERLAIN, Sheriff Columbia County, Pennsylvania

Public Notices

ESTATE OF Dorothy J. Miller, a/k/a Dorothy J. Miller, a/k/a Dorothy Miller, late of 237 Repp Brook Road, Benton, Columbia County, Pennsylvania, Deceased. Date of Death: January 11, 2025.

NOTICE is hereby given that Letters Testamentary in the above-named Estate have been granted to the undersigned, to whom all persons owing said Estate are requested to make payment, and those having claims or demands against it to make known the same.

James H. Miller, Esquire 670 Luchter & Novatrac LLP 120 West Main Street Bloomsburg, PA 17815

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PROPERTY ADDRESS: 337 MARKET STREET, BERWICK, PA 18603 UPI / TAX PARCEL NUMBER: 048-04-142-00-000

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Attorney for the Plaintiff: PURCELL, KRUG & HALLER HARRISBURG, PA 717-234-4178

TIMOTHY CHAMBERLAIN, Sheriff Columbia County, Pennsylvania

Attorney for the Plaintiff: PURCELL, KRUG & HALLER HARRISBURG, PA 717-234-4178

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Attorney for the Plaintiff: PURCELL, KRUG & HALLER HARRISBURG, PA 717-234-4178

TIMOTHY CHAMBERLAIN, Sheriff Columbia County, Pennsylvania

Attorney for the Plaintiff: PURCELL, KRUG & HALLER HARRISBURG, PA 717-234-4178

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ESTATE OF Dorothy J. Miller, a/k/a Dorothy J. Miller, a/k/a Dorothy Miller, late of 237 Repp Brook Road, Benton, Columbia County, Pennsylvania, Deceased. Date of Death: January 11, 2025.

NOTICE is hereby given that Letters Testamentary in the above-named Estate have been granted to the undersigned, to whom all persons owing said Estate are requested to make payment, and those having claims or demands against it to make known the same.

James H. Miller, Esquire 670 Luchter & Novatrac LLP 120 West Main Street Bloomsburg, PA 17815

Law Offices of Luchter & Novatrac LLP 120 West Main Street Bloomsburg, PA 17815

NOTICE is

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC
vs.
DOUGLAS JUMPER (et al.)

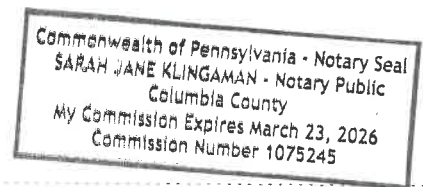
Case Number
2023CV645

SHERIFF'S RETURN OF SERVICE

02/21/2025 12:30 PM - SHERIFF TIMOTHY T. CHAMBERLAIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE DOUG JUMPER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR HOLLY B JUMPER AT 323 BARTON STREET, BLOOMSBURG, PA 17815.

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 24, 2025



NOTARY

Affirmed and subscribed to before me this

24TH day of FEBRUARY, 2025

Plaintiff Attorney: FRIEDMAN VARTOLO LLP, 1325 FRANKLIN AVENUE, SUITE 230, GARDEN CITY, NY 11530

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC
vs.
JUMPER, DOUGLAS (et al.)

Case Number
2023CV645

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	5
Manner:	Adult in Charge	Expires:	05/11/2025
Notes:	SALE DATE & TIME: 04/23/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	DOUGLAS JUMPER
Primary Address:	323 BARTON STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Doug		
Relation:			
Date:	2-21-25	Time:	1230
Deputy:	TC	Mileage:	

Attorney / Originator:

Name: FRIEDMAN VARTOLO LLP	Phone:
-----------------------------------	---------------

Service Attempts:

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

Service Attempt Notes:

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

JUMPER, DOUGLAS

2023CV645

323 BARTON STREET, BLOOMSBURG, PA 17815

EXP: 05/11/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC
vs.
JUMPER, DOUGLAS (et al.)

Case Number
2023CV645

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 5
Manner: Adult in Charge **Expires:** 05/11/2025
Notes: SALE DATE & TIME: 04/23/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: HOLLY B JUMPER
Primary Address: 323 BARTON STREET
BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: Day
Relation:
Date: 2-21-25 **Time:** 1230
Deputy: TC **Mileage:**

Attorney / Originator:

Name: FRIEDMAN VARTOLO LLP **Phone:**

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

JUMPER, HOLLY B

2023CV645

323 BARTON STREET, BLOOMSBURG, PA 17815

EXP: 05/11/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC
vs.
JUMPER, DOUGLAS (et al.)

Case Number
2023CV645

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill **Zone:** 5

Manner: < Not Specified > **Expires:** 05/11/2025

Notes: SALE DATE & TIME: 04/23/2025 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 323 BARTON STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date: 03/18/25 **Time:** 14:56

Deputy: #7 **Mileage:**

Attorney / Originator:

Name: FRIEDMAN VARTOLO LLP **Phone:**

Service Attempts:

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

Service Attempt Notes:

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

(POSTING)

2023CV645

323 BARTON STREET, BLOOMSBURG, PA 17815

EXP: 05/11/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC
vs.
DOUGLAS JUMPER (et al.)

Case Number
2023CV645

SHERIFF'S RETURN OF SERVICE

03/18/2025 02:56 PM - DEPUTY KEVIN KATCH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 323 BARTON STREET, BLOOMSBURG, PA 17815.

KEVIN KATCH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

March 18, 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

18TH day of MARCH, 2025

Plaintiff Attorney: FRIEDMAN VARTOLO LLP, 1325 FRANKLIN AVENUE, SUITE 230, GARDEN CITY, NY 11530

FRIEDMAN VARTOLO LLP

A Limited Liability Partnership formed in the State of New York

1325 Franklin Avenue, Suite 160, Garden City, NY 11530

Telephone: (212) 471-5100 | Facsimile: (212) 471-5150

April 9, 2025

COLUMBIA COUNTY SHERIFF
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN ST.
BLOOMSBURG, PA 17815

RE: Name: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-DWELLING SERIES V TRUST v. HOLLY B. JUMPER; DOUGLAS W. JUMPER
Docket No.: 2023-CV-0000645-MF
Property Address: 323 Barton Street, Bloomsburg, PA 17815
Firm Case Number: 223892-2

Columbia County Sheriff:

On behalf of Friedman Vartolo LLP, counsel for Plaintiff, I respectfully request to postpone the foreclosure sale for the above referenced property address that is scheduled for April 23, 2025 until **May 21, 2025**. Please confirm receipt and postponement of sale.

Please feel free to contact me should any further documentation be necessary. I may be reached at (212) 471-5100 or via email at paservice@friedmanvartolo.com. Thank you for your help in this matter.

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

S/ Dana Marks
Dana Marks, Esq.

Timothy Chamberlain

From: Chelsea Voltaire <cvoltaire@friedmanvartolo.com>
Sent: Monday, April 14, 2025 10:18 AM
To: Timothy Chamberlain
Subject: RE: Postponement Request | 323 Barton Street | 2023-CV-0000645-MF | 223892-2 |

Yes, that works. Do you want me to resend the postponement letter?

Chelsea Voltaire | Paralegal

FRIEDMAN VARTOLO

1325 Franklin Ave., Suite 160, Garden City, NY 11530
Phone: (212) 471-5100 | Fax: (212) 471-5150

www.friedmanvartolo.com

FDCPA Notice: This communication is from a debt collector in an attempt to collect a debt. Any information obtained will be used for that purpose. If you prefer not to receive electronic communications regarding debt collection, you have the right to opt out at any time. Please reply to this email with your request to opt out of future electronic communications.

Confidentiality Notice: The information contained in this transmission may contain privileged and confidential information. It is intended only for the use of the person (s) named above. If you are not the intended recipient, you are notified that any review, dissemination, distribution or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply e mail and destroy all copies of the original message. IRS Circular 230 Disclosure: U.S. federal tax advice in the foregoing message from Friedman Vartolo LLP is not intended or written to be, and cannot be used, by any person for the purpose of avoiding tax penalties that may be imposed regarding the transactions or matters addressed. Some of that advice may have been written to support the promotion or marketing of the transactions or matters addressed within the meaning of IRS Circular 230, in which case you should seek advice based on your particular circumstances from an independent tax advisor.

From: Timothy Chamberlain <tchamberlain@columbiapa.org>
Sent: Monday, April 14, 2025 10:17 AM
To: Chelsea Voltaire <cvoltaire@friedmanvartolo.com>
Subject: RE: Postponement Request | 323 Barton Street | 2023-CV-0000645-MF | 223892-2 |

Our sale date in May is the 14th, will that work?

From: Chelsea Voltaire [<mailto:cvoltaire@friedmanvartolo.com>]
Sent: Wednesday, April 9, 2025 3:59 PM
To: Timothy Chamberlain <tchamberlain@columbiapa.org>; Sarah Klingaman <sklingaman@columbiapa.org>
Cc: pasales <pasales@friedmanvartolo.com>
Subject: Postponement Request | 323 Barton Street | 2023-CV-0000645-MF | 223892-2 |

Good afternoon,

Please see the attached request to postpone the above foreclosure. Please confirm receipt and postponement date of **May 21, 2025**.

Chelsea Voltaire | Paralegal

FRIEDMAN VARTOLO

1325 Franklin Ave., Suite 160, Garden City, NY 11530
Phone: (212) 471-5100 | Fax: (212) 471-5150

www.friedmanvartolo.com

Municipal Authority of the Town of Bloomsburg

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

May 2, 2025

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

RE: DOCKET NO. 2023-CV-645
DOUGLAS & HOLLY B JUMPER
323 Barton Street, Bloomsburg, PA 17815

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff's Sale on May 14, 2025. The Authority holds a claim against this property for unpaid sewer in the amount of **\$739.29**.

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

Sincerely,

Amy B. Seamans

Amy B. Seamans
Billing and Collections Director

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC
vs.
JUMPER, DOUGLAS (et al.)

Case Number
2023CV645

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 5

Manner: < Not Specified > **Expires:** 05/11/2025

Notes: SALE DATE & TIME: 04/23/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BLOOMSBURG AREA SCHOOL DISTRICT

Primary Address: 728 E. 5TH STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Amy Kofskie

Relation: Asst. Bis. manager

Date: 2/12/25 **Time:** 11:59

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: FRIEDMAN VARTOLO LLP **Phone:**

Service Attempts:

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

Service Attempt Notes:

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

BLOOMSBURG AREA SCHI 2023CV645 728 E. 5TH STREET, BLOOMSBURG, PA 17815 EXP: 05/11/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC
vs.
JUMPER, DOUGLAS (et al.)

Case Number
2023CV645

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	5
Manner:	Adult in Charge	Expires:	05/11/2025
Notes:	SALE DATE & TIME: 04/23/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BLOOMSBURG MUNICIPAL AUTHORITY
Primary Address:	1000 MARKET STREET SUITE 9 BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Amy Seamans		
Relation:	Billing & Collections Director		
Date:	2/12/25	Time:	12:42
Deputy:	5	Mileage:	

Attorney / Originator:

Name: FRIEDMAN VARTOLO LLP	Phone:
-----------------------------------	---------------

Service Attempts:

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

Service Attempt Notes:

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

BLOOMSBURG MUNICIPAL 2023CV645 000 MARKET STREET, SUITE 9, BLOOMSBURG, PA 1781. EXP: 05/11/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC
vs.
JUMPER, DOUGLAS (et al.)

Case Number
2023CV645

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 5

Manner: Adult in Charge **Expires:** 05/11/2025

Notes: SALE DATE & TIME: 04/23/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BEVERLY DEITRICH

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581 **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Greg Ash

Relation: Code Officer

Date: 2/12/25 **Time:** 12:47

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: FRIEDMAN VARTOLO LLP **Phone:**

Service Attempts:

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

Service Attempt Notes:

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

DEITRICH, BEVERLY

2023CV645

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA EXP: 05/11/2025

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 02/12/2025

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

Ad ID: **247810**
Description: **Jumper Sale**
Run Dates: **04/02/2025 - 04/16/2025**
Class: **0002**
Orig User: **sshotwel**
Words: **726**
Lines: **86**
Agate Lines: **231**
Depth: **9.56**
Blind Box:

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

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	04/02/2025	04/16/2025	3	1,642.55

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV645

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, APRIL 23, 2025
At 9:00 O'CLOCK A.M.

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

ALL that certain piece, parcel and tract of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BOUNDED upon the North by lot now of JoAnne Jackson Cleaver; upon the East by lot now or formerly of Sheridan Swentzell; upon the South by Anthony Alley; and upon the West by Barton Street.

BEING forty feet in width and one hundred and three feet in depth upon Barton Street from lot now of Joanne Jackson Cleaver to Anthony Alley, upon which is erected a frame dwelling house.

THE ABOVE DESCRIBED REAL ESTATE is the same real estate which Anna Margaret Giger, by deed dated February 27, 1984 and recorded May 12, 1984 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania in Book 329, Page 739, conveyed to Max Kenneth Giger and Barbara E. Jumper; AND BEING the same real estate which Max Kenneth Giger, by deed dated September 4, 1984 and recorded October 31, 1984 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania in Book 339, Page 801, conveyed to Barbara E. Jumper, Grantor herein.

SUBJECT to all existing rights of way, conditions, easements, restrictions, reservations, rights, agreements, notes and other matters of record to the extent valid and enforceable and still applicable to the above-described premises.

BEING premises known and numbered as 323 Barton Street, Bloomsburg, PA 17815

Tax Parcel Number: 05w-07-140-00-000

BEING the same premises which Barbara E. Jumper, widow, by Deed dated October 27, 2006, and recorded in the Official Records of Columbia County on October 27, 2006 as Instrument Number 200611364, granted and conveyed unto Douglas W. Jumper and Holly B. Jumper, his wife.

Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff

PROPERTY ADDRESS: 323 BARTON STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-07-140-00-000

Seized and taken into execution to be sold as the property of DOUGLAS JUMPER, HOLLY B. JUMPER in suit of U.S. BANK TRUST NATIONAL ASSOC.

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

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY

TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC
vs.
JUMPER, DOUGLAS (et al.)

Case Number
2023CV645

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	5
Manner:	Adult in Charge	Expires:	05/11/2025
Notes:	SALE DATE & TIME: 04/23/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Julie Klinger		
Relation:	Employee		
Date:	02/12/25	Time:	09:18
Deputy:	#7	Mileage:	

Attorney / Originator:

Name:	FRIEDMAN VARTOLO LLP	Phone:	
--------------	----------------------	---------------	--

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2023CV645 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 05/11/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOC
vs.
JUMPER, DOUGLAS (et al.)

Case Number
2023CV645

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	5
Manner:	< Not Specified >	Expires:	05/11/2025
Notes:	SALE DATE & TIME: 04/23/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Columbia County Tax Office		
Primary Address:	PO Box 380 Bloomsburg, PA 17815		
Phone:	570-389-5649	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Lynn Dixon		
Relation:	Employee		
Date:	02/12/25	Time:	09:15
Deputy:	#7	Mileage:	

Attorney / Originator:

Name: FRIEDMAN VARTOLO LLP	Phone:
-----------------------------------	---------------

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2023CV645

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 05/11/2025

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

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION, AS NO.: 2023-CV-0000645-MF
TRUSTEE OF LB-DWELLING SERIES V TRUST,
Plaintiff IN MORTGAGE FORECLOSURE
vs.

2025-ED-5

DOUGLAS W. JUMPER; HOLLY B. JUMPER,
Defendant(s)

-----X
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania
County of Columbia
TO THE SHERIFF OF COLUMBIA COUNTY:

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

323 Barton Street, Bloomsburg, PA 17815

A legal description of the real property subject to the Writ of Execution is attached.

Amount of Judgment	\$80,542.02
Interest from February 14, 2024 to Sale	\$ _____
Total	\$ _____
Costs to be added	\$ _____
Interest to accrue at 6% from February 14, 2024 to Sale	

1/31/2025

(SEAL)

Stephanie Stroup

Prothonotary, Common Pleas Court
of Columbia County

Melissa Traugh

Deputy

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

Dana Marks, Esq. (205165)
Timothy A. Cirino, Esq. (326340)
Robert Flacco, Esq. (325024)
Perry Russell, Esq. (334517)
Ian Yorke, Esq. (334633)
Danielle Johnson, Esq. (334703)
FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223892-2

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

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION, NO.: 2023-CV-0000645-MF
AS TRUSTEE OF LB-DWELLING SERIES V
TRUST, *2025-ED-5*

Plaintiff

vs.

DOUGLAS W. JUMPER, HOLLY B. JUMPER;
Defendants

-----X
AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff, U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust, in the above-entitled action, sets forth as of this date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 323 Barton Street, Bloomsburg, PA 17815.

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

Douglas Jumper
323 Barton Street
Bloomsburg, PA 17815

Holly Jumper
323 Barton Street
Bloomsburg, PA 17815

2. Name and Address of Defendant(s) in the Judgment:

Same as in Paragraph 1.

3. Name and Last Known Address of Every Judgment Creditor Whose Judgment is a Record Lien on the Real Property to be Sold:

N/A.

4. Name and Address of the Last Recorded Holder of Every Mortgage of Record:

U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust
7114 E Stetson Dr, Ste 250
Scottsdale, AZ 85251

5. Name and Address of Every Other Person Who has Any Record Lien on the Property:

N/A.

6. Name and Address of Every Other Person Who has Any Record Interest in the Property and Whose Interest May be Affected by the Sale:

N/A.

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.

PA Department of Human Services
Bureau of Child Support Enforcement
25 South Front Street
Harrisburg, PA 17101

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

PA Department of Human Services
PO Box 2675
Harrisburg, PA 17105

PA Department of Revenue
Bureau of Individual Taxes - Inheritance Tax Division
6th Floor, Strawberry Square Department 280601
Harrisburg, PA 17128

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

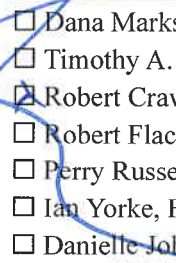
Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

Tenants/Occupants
323 Barton Street
Bloomsburg, PA 17815

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

Date: January 30, 2025

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

- 
-
- Dana Marks, Esq. (205165)
 - Timothy A. Cirino, Esq. (326340)
 - Robert Crawley, Esq. (319712)
 - Robert Flacco, Esq. (325024)
 - Perry Russell, Esq. (334517)
 - Ian Yorke, Esq. (334633)
 - Danielle Johnson, Esq. (334703)

Dana Marks, Esq. (205165)
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Perry Russell, Esq. (334517)
Ian Yorke, Esq. (334633)
Danielle Johnson, Esq. (334703)
FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223892-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-
DWELLING SERIES V TRUST, NO.: 2023-CV-0000645-MF
IN MORTGAGE FORECLOSURE
Plaintiff

vs.

DOUGLAS W. JUMPER; HOLLY B.
JUMPER,

Defendants

-----X
AFFIDAVIT OF NON-MILITARY SERVICE

The undersigned counsel has performed a search of the records maintained by the Department of Defense, Defense Manpower Data Center, and the states that, upon information and belief, the Defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

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

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

- _____
 Dana Marks, Esq. (205165)
 Timothy A. Cirino, Esq. (326340)
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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION, NO.: 2023-CV-0000645-MF
AS TRUSTEE OF LB-DWELLING SERIES V
TRUST, CIVIL ACTION

Plaintiff

vs.

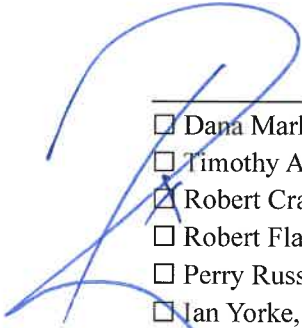
MORTGAGE FORECLOSURE

DOUGLAS W. JUMPER, HOLLY B. JUMPER,
Defendant(s)

2025 - ED - 5

-----X
CERTIFICATE OF COMPLIANCE

The undersigned attorney for Plaintiff certifies that the Praecipe for Writ of Execution and related documents complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

- 
- _____
 Dana Marks, Esq. (205165)
 Timothy A. Cirino, Esq. (326340)
 Robert Crawley, Esq. (319712)
 Robert Flacco, Esq. (325024)
 Perry Russell, Esq. (334517)
 Ian Yorke, Esq. (334633)
 Danielle Johnson, Esq. (334703)
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION, NO.: 2023-CV-0000645-MF
AS TRUSTEE OF LB-DWELLING SERIES V
TRUST, CIVIL ACTION

Plaintiff

vs.

MORTGAGE FORECLOSURE

DOUGLAS W. JUMPER, HOLLY B. JUMPER,
Defendant(s)

-----X
LONG FORM DESCRIPTION
SCHEDULE "A"

ALL that certain piece, parcel and tract of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BOUNDED upon the North by lot now of JoAnne Jackson Cleaver; upon the East by lot now or formerly of Sheridan Swentzell; upon the South by Anthony Alley; and upon the West by Barton Street.

BEING forty feet in width and one hundred and three feet in depth upon Barton Street from lot now of Joanne Jackson Cleaver to Anthony Alley, upon which is erected a frame dwelling house.

THE ABOVE DESCRIBED REAL ESTATE is the same real estate which Anna Margaret Giger, by deed dated February 27, 1984 and recorded May 12, 1984 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania in Book 329, Page 739, conveyed to Max Kenneth Giger and Barbara E. Jumper; **AND BEING** the same real estate which Max Kenneth Giger, by deed dated September 4, 1984 and recorded October 31, 1984 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania in Book 339, Page 801, conveyed to Barbara E. Jumper, Grantor herein.

SUBJECT to all existing rights of way, conditions, easements, restrictions, reservations, rights, agreements, notes and other matters of record to the extent valid and enforceable and still applicable to the above-described premises.

BEING premises known and numbered as 323 Barton Street, Bloomsburg, PA 17815

Tax Parcel Number: 05W-07--140-00-000

BEING the same premises which Barbara E. Jumper, widow, by Deed dated October 27, 2006, and recorded in the Official Records of Columbia County on October 27, 2006 as Instrument Number 200611364, granted and conveyed unto Douglas W. Jumper and Holly B. Jumper, his wife.

Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff

Dana Marks, Esq. (205165)
Timothy A. Cirino, Esq. (326340)
Robert Flacco, Esq. (325024)
Perry Russell, Esq. (334517)
Ian Yorke, Esq. (334633)
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Garden City, NY 11530
T: (212) 471-5100
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Attorneys for Plaintiff
Firm Case No.: 223892-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION,
AS TRUSTEE OF LB-DWELLING SERIES V
TRUST,

Plaintiff

vs.

CASE NO.: 2023-CV-0000645-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

DOUGLAS W. JUMPER, HOLLY B. JUMPER,
Defendant(s)

-----X
NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Douglas W. Jumper at 323 Barton Street, Bloomsburg, PA 17815; Holly B. Jumper at 323 Barton Street, Bloomsburg, PA 17815; and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 323 Barton Street, Bloomsburg, PA 17815, owned by Douglas Jumper and Holly Jumper, scheduled to be sold at Sheriff's Sale on **APRIL 23rd 2025 at 9:00 a.m. by www.bid4assets.com/ColumbiaPASheriffSales** to enforce the court judgement of \$80,542.02 plus fees, costs and other charges obtained by U.S Trust National Association, as Trustee of LB-Dwelling Series V Trust against Douglas W. Jumper Holly B. Jumper, Douglas W. Jumper

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 cancelled if you pay to U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to pfigures@friedmanvartolo.com.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. Name and Last Known Address of Every Judgment Creditor Whose Judgment is a Record Lien on the Real Property to be Sold:

N/A.

4. Name and Address of the Last Recorded Holder of Every Mortgage of Record:

U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust
7114 E Stetson Dr, Ste 250
Scottsdale, AZ 85251

5. Name and Address of Every Other Person Who has Any Record Lien on the Property:

N/A.

6. Name and Address of Every Other Person Who has Any Record Interest in the Property and Whose Interest May be Affected by the Sale:

N/A.

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.

✓ PA Department of Human Services
Bureau of Child Support Enforcement
25 South Front Street
Harrisburg, PA 17101

✓ PA Department of Public Welfare
TPL Casualty Unit - Estate Recovery Program
P.O. Box 8486 Willow Oak Building
Harrisburg, PA 17105

✓ PA Department of Human Services
PO Box 2675
Harrisburg, PA 17105

✓ PA Department of Revenue
Bureau of Individual Taxes - Inheritance Tax Division
6th Floor, Strawberry Square Department 280601
Harrisburg, PA 17128

✓ Columbia County Tax Claim Bureau/Assessor
11 West Main Street
Bloomsburg, PA 17815

Columbia County Domestic Relations

✓ 11 West Main Street
Bloomsburg, PA 17815

Tenants/Occupants

✓ 323 Barton Street
Bloomsburg, PA 17815

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

Date: February 6, 2025

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

Dana Marks

- Dana Marks, Esq. (205165)
- Timothy A. Cirino, Esq. (326340)
- Robert Crawley, Esq. (319712)
- Robert Flacco, Esq. (325024)
- Perry Russell, Esq. (334517)
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Attorneys for Plaintiff
Firm Case No.: 223892-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION,
AS TRUSTEE OF LB-DWELLING SERIES V
TRUST,

CASE NO.: 2023-CV-0000645-MF

CIVIL ACTION

Plaintiff

vs.

MORTGAGE FORECLOSURE

DOUGLAS W. JUMPER, HOLLY B. JUMPER,
Defendant(s)

-----X
NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Douglas W. Jumper at 323 Barton Street, Bloomsburg, PA 17815; Holly B. Jumper at 323 Barton Street, Bloomsburg, PA 17815; and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 323 Barton Street, Bloomsburg, PA 17815, owned by Douglas Jumper and Holly Jumper, scheduled to be sold at Sheriff's Sale on **APRIL 23rd 2025 at 9:00 a.m. by www.bid4assets.com/ColumbiaPASheriffSales** to enforce the court judgement of \$80,542.02 plus fees, costs and other charges obtained by U.S Trust National Association, as Trustee of LB-Dwelling Series V Trust against Douglas W. Jumper Holly B. Jumper, Douglas W. Jumper

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 cancelled if you pay to U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to pfigures@friedmanvartolo.com.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below 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 NOT 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 bid price by calling 212-471-5100.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 212-471-5100.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

Columbia County Lawyer Referral Service
Pennsylvania Bar Association, 100 South Street
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

REAL ESTATE OUTLINE

ED # 2025ED5

DATE RECEIVED 2-6-25
DOCKET AND INDEX 645 CV 2023

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>2075</u>

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

SALE DATE April 23, 25 TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>A</u>	<u>2nd</u>
	2 ND WEEK	<u>A</u>	<u>9th</u>
	3 RD WEEK	<u>A</u>	<u>16th</u>

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE
(570) 389-5622

COURT HOUSE:
P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: February 10, 2025

Re: Sheriffs Sale Advertising Dates

U.S BANK TRUST NATIONAL ASSOCIATION
VS.
DOUGLAS W. JUMPER & HOLLY B. JUMPER

No. 645 of 2023 J.D. and No. 5 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	APRIL 2ND 2025
2 nd Week	APRIL 9TH 2025
3 rd Week	APRIL 16TH 2025

SALE DATE: **APRIL 23RD 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

PLEASE TAKE NOTICE that the real estate located at 323 Barton Street, Bloomsburg, PA 17815, owned by Douglas Jumper and Holly Jumper, scheduled to be sold at Sheriff's Sale on **APRIL 23rd 2025 at 9:00 a.m. by www.bid4assets.com/ColumbiaPASheriffSales** to enforce the court judgement of \$80,542.02 plus fees, costs and other charges obtained by U.S Trust National Association, as Trustee of LB-Dwelling Series V Trust against Douglas W. Jumper Holly B. Jumper, Douglas W. Jumper

PLEASE TAKE NOTICE that the real estate located at 323 Barton Street, Bloomsburg, PA 17815, owned by Douglas Jumper and Holly Jumper, scheduled to be sold at Sheriff's Sale on **APRIL 23rd 2025 at 9:00 a.m. by www.bid4assets.com/ColumbiaPASheriffSales** to enforce the court judgement of \$80,542.02 plus fees, costs and other charges obtained by U.S Trust National Association, as Trustee of LB-Dwelling Series V Trust against Douglas W. Jumper Holly B. Jumper, Douglas W. Jumper

Danielle Johnson, Esq. (334703)
FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
FRIEDMAN VARTOLO LLP
1628 John F. Kennedy Boulevard, Suite 1810
Philadelphia, PA 19103
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223892-2

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

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION, NO.: 2023-CV-0000645-MF
AS TRUSTEE OF LB-DWELLING SERIES V
TRUST,
Plaintiff

vs.

DOUGLAS W. JUMPER, HOLLY B. JUMPER;
Defendants

-----X
AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff, U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust, in the above-entitled action, sets forth as of this date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 323 Barton Street, Bloomsburg, PA 17815.

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

Douglas Jumper
323 Barton Street
Bloomsburg, PA 17815

Holly Jumper
323 Barton Street
Bloomsburg, PA 17815

2. Name and Address of Defendant(s) in the Judgment:

Same as in Paragraph 1

Dana Marks, Esq. (205165)
Timothy A. Cirino, Esq. (326340)
Robert Flacco, Esq. (325024)
Perry Russell, Esq. (334517)
Ian Yorke, Esq. (334633)
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Firm Case No.: 223892-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION,
AS TRUSTEE OF LB-DWELLING SERIES V
TRUST,

Plaintiff

vs.

CASE NO.: 2023-CV-0000645-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

DOUGLAS W. JUMPER, HOLLY B. JUMPER,
Defendant(s)

-----X
NOTICE OF SHERIFF'S SALE OF REAL ESTATE

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PLEASE TAKE NOTICE that the real estate located at 323 Barton Street, Bloomsburg, PA 17815, owned by Douglas Jumper and Holly Jumper, scheduled to be sold at Sheriff's Sale on _____ at _____ prevailing time, in Columbia County Sheriff's office located in the Courthouse 35 W Main St., Bloomsburg, PA 17815 to enforce the court judgment of \$80,542.02 plus fees, costs and other charges obtained by U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust against Douglas W. Jumper Holly B. Jumper, Douglas W. Jumper.

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THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Columbia County Lawyer Referral Service
Pennsylvania Bar Association, 100 South Street
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Columbia County
Common Pleas Court
Receipt No. 6670
Receipt Date: 01/31/2025 12:55 PM

Received of: Crawley,Robert \$ 50.00

Fifty and 00/100

US Bank Trust National Association vs. Douglas W Jumper et al.

<u>Case</u>	<u>Amount</u>
2025-ED-0000005- Writ of Execution	50.00
Total:	50.00
Balance due court: \$	0.00
Next due date:	

Check (Num: 2018, Exp: xx/xx)
Amount Tendered: 50.00
Overage: 0.00
Change Due: 0.00

Stephanie Stroup, Prothonotary

By: _____
Deputy Clerk
Clerk: CLUSCHAS

Dana Marks, Esq. (205165)
Timothy A. Cirino, Esq. (326340)
Robert Flacco, Esq. (325024)
Perry Russell, Esq. (334517)
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Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223892-2

2025 JAN 31 PM 12:11
COUNTY OF COLUMBIA

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

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION, AS NO.: 2023-CV-0000645-MF
TRUSTEE OF LB-DWELLING SERIES V TRUST,
Plaintiff IN MORTGAGE FORECLOSURE

vs.

2025 - E D - 5

DOUGLAS W. JUMPER, HOLLY B. JUMPER,
Defendant(s)

-----X
PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

TO THE PROTHONOTARY:

Kindly issue the Writ of Execution in the above matter.

A description of the real property to the subject to the writ of execution is attached.

Amount of Judgment	\$80,542.02
Interest from February 14, 2024 to Sale	\$ _____
Total	\$ _____
Costs to be added	\$ _____

Interest to accrue at 6% from February 14, 2024 to Sale

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

- _____
 Dana Marks, Esq. (205165)
 Timothy A. Cirino, Esq. (326340)
 Robert Crawley, Esq. (319712)
 Robert Flacco, Esq. (325024)
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FRIEDMAN VARTOLO LLP

A Limited Liability Partnership formed in the State of New York

1325 Franklin Avenue, Suite 160, Garden City, NY 11530 (Garden City Location)

1628 John F. Kennedy Boulevard, Suite 1810, Philadelphia, PA 19103 (Philadelphia Location)

Telephone: (212) 471-5100 | Facsimile: (212) 471-5150

February 6, 2025

Columbia County Sheriff
Columbia County Courthouse
35 West Main St.
Bloomsburg, PA 17815

RE: Request for Service
Name: U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust v. Douglas W. Jumper; Holly B Jumper
Docket No.: 2023-CV-0000645-MF
Property Address: 323 Barton Street, Bloomsburg, PA 17815
Firm Case Number: 223892-2

Sheriff of Columbia County:

On behalf of Friedman Vartolo LLP, counsel for Plaintiff, I respectfully request you to serve Notices of Sale upon the Defendants personally pursuant to Pa.R.C.P. 3129.2(c) (1) (i) (A) at the following addresses:

Douglas W. Jumper
323 Barton Street
Bloomsburg, PA 17815

Holly B. Jumper
323 Barton Street
Bloomsburg, PA 17815

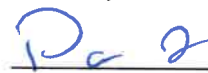
We also request that you post the handbill in your Office and on the property at 323 Barton Street, Bloomsburg, PA 17815 and complete publication as required by law.

Plaintiff's counsel will serve the Notice of Sale on junior lienholders and file an Affidavit under Rule 3129.2 with the Prothonotary in the above identified case.

Please feel free to contact me should any further documentation be necessary. I may be reached at (212) 471-5100 or via email at pasales@friedmanvartolo.com. Thank you for your help in this matter.

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff



- Dana Marks, Esq. (205165)
- Timothy A. Cirino, Esq. (326340)
- Robert Crawley, Esq. (319712)
- Robert Flacco, Esq. (325024)
- Perry Russell, Esq. (334517)
- Ian Yorke, Esq. (334633)
- Danielle Johnson, Esq. (334703)

Danielle Johnson, Esq. (334703)
FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
FRIEDMAN VARTOLO LLP
1628 John F. Kennedy Boulevard, Suite 1810
Philadelphia, PA 19103
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223892-2

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

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION, NO.: 2023-CV-0000645-MF
AS TRUSTEE OF LB-DWELLING SERIES V
TRUST,

Plaintiff

vs.

DOUGLAS W. JUMPER; HOLLY B JUMPER,
Defendant(s)


-----X
WAIVER OF WATCHMAN

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

Plaintiff hereby releases the Sheriff of Columbia County from any liability as a result of Plaintiff's waiver of watchman set forth herein.

Dated: February 6, 2025

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff



 Dana Marks, Esq. (205165)
 Timothy A. Cirino, Esq. (326340)
 Robert Crawley, Esq. (319712)
 Robert Flacco, Esq. (325024)
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Philadelphia, PA 19103
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223892-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----x
U.S. BANK TRUST NATIONAL NO.: 2023-CV-0000645-MF
ASSOCIATION, AS TRUSTEE OF LB-
DWELLING SERIES V TRUST, IN MORTGAGE FORECLOSURE
Plaintiff

vs.

DOUGLAS W. JUMPER; HOLLY B.
JUMPER,
Defendants

-----x
AFFIDAVIT OF NON-MILITARY SERVICE

The undersigned counsel has performed a search of the records maintained by the Department of Defense, Defense Manpower Data Center, and the states that, upon information and belief, the Defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

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

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff



- Dana Marks, Esq. (205165)
 Timothy A. Cirino, Esq. (326340)
 Robert Crawley, Esq. (319712)
 Robert Flacco, Esq. (325024)
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1628 John F. Kennedy Boulevard, Suite 1810
Philadelphia, PA 19103
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223892-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION, NO.: 2023-CV-0000645-MF
AS TRUSTEE OF LB-DWELLING SERIES V
TRUST, CIVIL ACTION
Plaintiff
vs. MORTGAGE FORECLOSURE

DOUGLAS W. JUMPER, HOLLY B. JUMPER,
Defendant(s)

-----X
CERTIFICATE OF COMPLIANCE

The undersigned attorney for Plaintiff certifies that the Praecipe for Writ of Execution and related documents complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

- De 2
- Dana Marks, Esq. (205165)
 - Timothy A. Cirino, Esq. (326340)
 - Robert Crawley, Esq. (319712)
 - Robert Flacco, Esq. (325024)
 - Perry Russell, Esq. (334517)
 - Ian Yorke, Esq. (334633)
 - Danielle Johnson, Esq. (334703)
- FRIEDMAN VARTOLO LLP**
Attorneys for Plaintiff

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV645

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

WEDNESDAY, APRIL 23, 2025
AT 9:00 O'CLOCK A.M.

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

ALL that certain piece, parcel and tract of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BOUNDED upon the North by lot now of JoAnne Jackson Cleaver; upon the East by lot now or formerly of Sheridan Swentzell; upon the South by Anthony Alley; and upon the West by Barton Street.

BEING forty feet in width and one hundred and three feet in depth upon Barton Street from lot now of Joanne Jackson Cleaver to Anthony Alley, upon which is erected a frame dwelling house.

THE ABOVE DESCRIBED REAL ESTATE is the same real estate which Anna Margaret Giger, by deed dated February 27, 1984 and recorded May 12, 1984 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania in Book 329, Page 739, conveyed to Max Kenneth Giger and Barbara E. Jumper; AND BEING the same real estate which Max Kenneth Giger, by deed dated September 4, 1984 and recorded October 31, 1984 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania in Book 339, Page 801, conveyed to Barbara E. Jumper, Grantor herein.

SUBJECT to all existing rights of way, conditions, easements, restrictions, reservations, rights, agreements, notes and other matters of record to the extent valid and enforceable and still applicable to the above-described premises.

BEING premises known and numbered as 323 Barton Street, Bloomsburg, PA 17815

Tax Parcel Number: 05w-07-140-00-000

BEING the same premises which Barbara E. Jumper, widow, by Deed dated October 27, 2006, and recorded in the Official Records of Columbia County on October 27, 2006 as Instrument Number 200611364, granted and conveyed unto Douglas W. Jumper and Holly B. Jumper, his wife.

Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff

PROPERTY ADDRESS: 323 BARTON STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-07-140-00-000

Seized and taken into execution to be sold as the property of DOUGLAS JUMPER, HOLLY B JUMPER in suit of U.S. BANK TRUST NATIONAL ASSOC.

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

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Judgment Amount: \$80,542.02

Premise Being: 323 Barton Street, Bloomsburg, PA 17815

Seized and sold as the property of Douglas W. Jumper and Holly B. Jumper

Judgment Number 2023-CV-0000645-MF (U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust v. Douglas W. Jumper; Holly B. Jumper)

Dated: February 6, 2025

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

 _____

- Dana Marks, Esq. (205165)
- Timothy A. Cirino, Esq. (326340)
- Robert Crawley, Esq. (319712)
- Robert Flacco, Esq. (325024)
- Perry Russell, Esq. (334517)
- Ian Yorke, Esq. (334633)
- Danielle Johnson, Esq. (334703)

Property Description

By virtue of Writ of Execution No. 2023-CV-0000645-MF

U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust v. Douglas W. Jumper, Holly B. Jumper

Docket Number: 2023-CV-0000645-MF

Property to be sold is situated in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania.

Commonly known as: 323 Barton Street, Bloomsburg, PA 17815

Parcel Number: 05W-07--140-00-000

Improvements thereon of the residential dwelling or lot (if applicable): Residential

Judgment Amount: \$80,542.02

Attorneys for the Plaintiff:

FREIDMAN VARTOLO, LLP

1628 John F. Kennedy Boulevard, Suite 1810

Philadelphia, PA 19103

(212) 471-5100

By: D-2

- Dana Marks, Esq. (205165)
- Timothy A. Cirino, Esq. (326340)
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- Robert Flacco, Esq. (325024)
- Perry Russell, Esq. (334517)
- Ian Yorke, Esq. (334633)
- Danielle Johnson, Esq. (334703)

Date: February 6, 2025

FRIEDMAN VARTOLO LLP

A Limited Liability Partnership formed in the State of New York
1325 Franklin Avenue, Suite 160, Garden City, NY 11530
Telephone: (212) 471-5100 | Facsimile: (212) 471-5150

February 6, 2025

Columbia County Sheriff
Columbia County Courthouse
35 West Main St.
Bloomsburg, PA 17815

RE: Request to Schedule a Foreclosure Sale
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-DWELLING
SERIES V TRUST v. DOUGLAS W. JUMPER, HOLLY B. JUMPER;
Docket No.: 2023-CV-0000645-MF
Property Address: 323 Barton Street, Bloomsburg, PA 17815
Firm Case Number: 223892-2

To Whom this May Concern,

On behalf of Friedman Vartolo LLP, counsel for Plaintiff, I respectfully request to proceed with the foreclosure sale for the above referenced property address. Enclosed please find the following requested documents required to schedule the foreclosure sale:

1. Affidavit Pursuant to Rule 3129.1
2. Notice of Sale
3. Long Form Legal Description
4. Short Form Legal Description
5. Instructions for service
6. Waiver of Watchman
7. One self-addressed envelope
8. A check for the appropriate amount made payable to the Columbia County Sheriff

Please feel free to contact me should any further documentation be necessary. I may be reached at (212) 471-5100 or via email at pasales@friedmanvartolo.com. Thank you for your help in this matter.

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

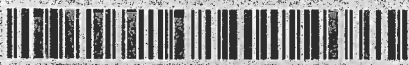


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- Perry Russell, Esq. (334517)
- Ian Yorke, Esq. (334633)
- Danielle Johnson, Esq. (334703)

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:
PA Dept. of Revenue
Bureau of Compliance)
Dept. 281230
Harrisburg, PA 17128-1230



9590 9402 9203 4225 2613 96

Article Number (Transfer from service label)
9589 0710 5270 1602 7581 81

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X PA DEPT. OF REVENUE Agent Addressee
B. Received by (Printed Name) C. Date of Delivery
FEB 14 2025

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:
U.S. Treasury Department
601 West Street
Room 5000
Philadelphia, PA 19102



9590 9402 9203 4225 2609 86

Article Number (Transfer from service label)
9589 0710 5270 1602 7581 98

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* Agent Addressee
B. Received by (Printed Name) C. Date of Delivery
[Signature] 2/25/25

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:
Small Business Administration
660 American Ave #301
King Of Prussia, PA 19406



9590 9402 9203 4225 2613 89

Article Number (Transfer from service label)
9589 0710 5270 1602 7581 74

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


COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* Agent Addressee
B. Received by (Printed Name) C. Date of Delivery
[Signature] 2-24

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

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

ENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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.	A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
Article Addressed to: A Dept of Public Welfare P.O. Box 8486 Willow Oak Building Harrisburg PA 17105	B. Received by (Printed Name) C. Date of Delivery FEB 14 2025
 9590 9402 9203 4225 2619 52	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No  TERRY BRAWLEY
Article Number (Transfer from service label) 9589 0710 5270 1602 7582 11	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

ENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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.	A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
Article Addressed to: Office of F.A.I.R. P.O. Box 8016 Harrisburg, PA 17105	B. Received by (Printed Name) C. Date of Delivery FEB 14 2025
 9590 9402 9203 4225 2614 02	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
Article Number (Transfer from service label) 9589 0710 5270 1602 7582 04	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

ENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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.	A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
Article Addressed to: A Dept. of Human Services 15 South Front Street Harrisburg, PA 17101	B. Received by (Printed Name) C. Date of Delivery Lou Bushman 02/14/25
 9590 9402 9203 4225 2614 19	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
Article Number (Transfer from service label) 9589 0710 5270 1602 7582 11	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

Friedman Vartolo LLP
1325 Franklin Ave Ste 160
Garden City, NY 11530
212-471-5100

Bank of America
One Bryant Park
New York, NY 10036
1-822/210

2075

February 06, 2025

PAY TO THE
ORDER OF

Sheriff of Columbia County

Two Thousand and 00/100*****

\$*****2,000.00

DOLLARS

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

Sheriff Sale Deposit, Docket 2023-CV-0000645-MF.



AUTHORIZED SIGNATURE

⑈002075⑈ ⑆021000322⑆ 483075023280⑈