

SHERIFF'S SALE

Distribution Sheet

Servis One Inc vs. Jerry + Lydia Hoff
 NO. 784-2024 JD DATE OF SALE: November 19, 2025
 NO. 55 AD 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) November 19, 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 Mg/atestg Development, LLC for the price or sum of \$ 135640.00 Dollars.

_____ 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>135640.00</u>	
Poundage		<u>2712.80</u>	
Transfer Taxes		<u>3039.12</u>	
Total Needed to Purchase			\$ <u>135640.00</u>
Amount Paid Down			<u>-0-</u>
Balance Needed to Purchase			<u>135640.00</u>

EXPENSES:

Columbia County Sheriff - Costs	\$	<u>482.50</u>	
Poundage		<u>2712.80</u>	\$ <u>3195.30</u>
Newspaper			<u>1283.00</u>
Printing			<u>-0-</u>
Solicitor			<u>150.00</u>
Columbia County Prothonotary			<u>10.00</u>
Columbia County Recorder of Deeds -		Deed copy work	<u>86.75</u>
		Realty transfer taxes	<u>1519.56</u>
		State stamps	<u>1519.56</u>
Tax Collector ()			<u>-0-</u>
Columbia County Tax Assessment Office			<u>15.00</u>
State Treasurer			<u>40.00</u>
Other: <u>web posting</u>			<u>100.00</u>
<u>lien search</u>			<u>250.00</u>
TOTAL EXPENSES:			\$ <u>8169.17</u>

Total Needed to Purchase	\$	<u>135640.00</u>	
Less Expenses		<u>8169.17</u>	
Net to First Lien Holder		<u>127470.83</u>	
Plus Deposit		<u>2000.00</u>	
Total to First Lien Holder	\$	<u>129470.83</u>	

Sheriff's Office, Bloomsburg, Pa. }

So answers [Signature]

Sheriff

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 280992	Invoice Date: 01/08/2026 1:59:39 PM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$3,126.87	202600213	MIFFLIN TOWNSHIP
	Grantor - HORT, JERRY		01/08/26 1:59:41 PM	
	Grantee - MALATESTA DEVELOPMENT LLC			
	Consideration -	\$135,640.00		
	Tax Basis -	\$151,955.77		
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$1,519.56		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$41.25		
	AFFORDABLE HOUSING	\$13.00		
	BLIGHTED PROPERTY/DEMOLITION FUND	\$15.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	CENTRAL COLUMBIA AREA SCHOOL REALTY TAX	\$759.78		
	MIFFLIN TOWNSHIP	\$759.78		
	TOTAL CHARGES	<u>\$3,126.87</u>		
	PAYMENTS			
	CASH - SHERIFF OFFICE	\$1.00		
	CHECK: 9733 - SHERIFF OFFICE	\$86.75		
	CHECK: 9736 - SHERIFF OFFICE	\$1,519.56		
	CHECK: 9435 - SHERIFF OFFICE	\$1,519.56		
	TOTAL PAYMENTS	<u>\$3,126.87</u>		
	AMOUNT DUE	\$3,126.87		
	PAYMENT ON INVOICE	(\$3,126.87)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
SERVIS ONE, INC.

vs.

Defendant
JERRY HORT
LYDIA HORT

Attorney for the Plaintiff:
HILL WALLACK LLP
1000 FLORAL VALE BOULEVARD
SUITE 300
YARDLEY, PA 19067

Sheriff's Sale Date: Wednesday, November 19, 202
Sale Number: 2025ED55
Writ of Execution No. : 2024CV784
Advance Sheriff Costs: \$2,000.00

Location of the real estate: 325 E. 3RD STREET, MIFFLINVILLE, PA 18631, MIFFLIN TOWNSHIP

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,283.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$18.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$15.00
Surcharge	\$40.00
Continued or Cancelled Sale	\$10.00
Postponed to: 11/19/2025	

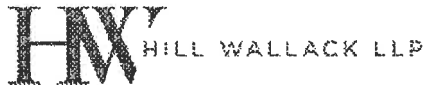
Total Sheriff Costs \$2,080.50

Distribution Costs

Recording Fees	\$86.75
Total Distribution Costs	\$86.75

Grand Total: \$2,167.25

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



1000 Floral Vale Boulevard
Suite 300
Yorkley, PA 19087
main 215.579.7700
fax 215.579.9248

Kaitlin D. Shire, Esquire
kshire@HillWallack.com
(215) 579-7700

October 20, 2025

VIA FAX: 570-389-5622

Columbia County Sheriff
Columbia County Courthouse
35 W Main Street
Bloomsburg, PA 17815

Re: **SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES vs. HORT**
Columbia County CCP No. 2024CV784

Dear Sir/Madam:

Please be advised that this firm represents Plaintiff in the above matter.

As you know, the above matter was scheduled for Sheriff's sale on October 22, 2025 and it is respectfully requested that the Sale be POSTPONED to November 19, 2025.

If you should require anything further, please let us know. Your courtesy and consideration in this matter are greatly appreciated.

Very truly yours,

/S/ JOSHUA E. BALDWIN
Paralegal to Kaitlin D. Shire, Esquire

:jeb
Enclosures

Fax Cover Page

To: COLUMBIA SHERIFF
Company:
Address:
Fax Number: 570-389-5625

From: Joshua E. Baldwin
Address:

Fax Number:
Voice Phone:
E-Mail: jbaldwin@hillwallack.com

Date: 10/20/2025
Time: 14:03:03
Pages: 2

Subject: 2024-CV-784 // Sale Postponement
19013-686

Message:

55-25
784-24

SHERIFF'S SALE COST SHEET

vs. HORT

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>18.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>422.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1283.00</u>	
SOLICITOR'S SERVICES	\$150.00	
TOTAL *****		\$ <u>1583.00</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

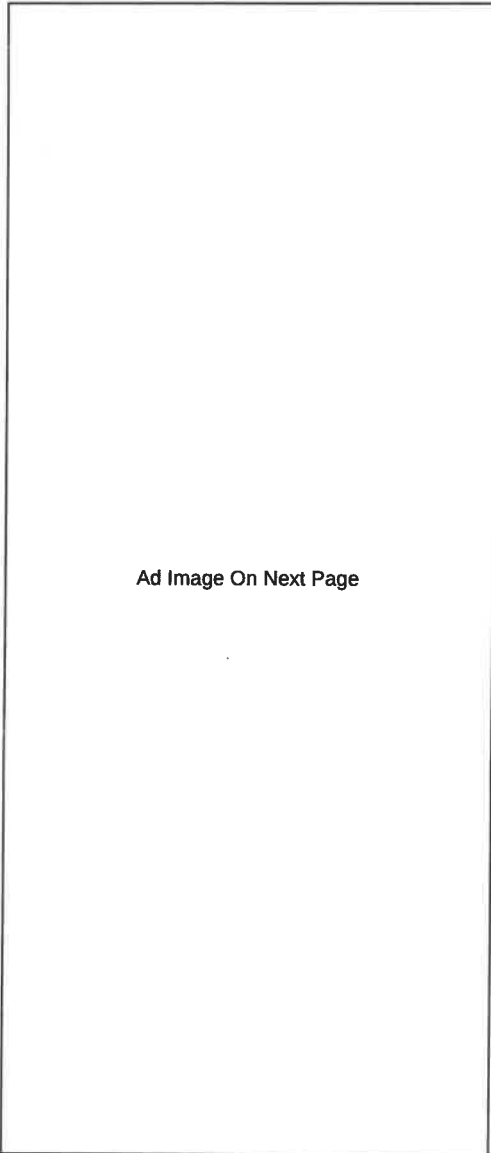
SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

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

TOTAL COSTS (OPENING BID) \$ 2157.25
~~\$ 2177.65~~

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Janene Hachemeister 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: Hort Sale
Date(s) Published: 10/01/2025, 10/08/2025, 10/15/2025

Janene Hachemeister

Sworn and subscribed to before me
this 16 day of October 20 25.

Shawn H. Stair (Shawn H. Stair)

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Shawn H. Stair, Notary Public
Columbia County
My commission expires August 12, 2029
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.

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

PLACING CLASSIFIED ADS
• email: classifieds@pressenterprise.net
• online: pressenterpriseonline.com
• Call: Mon-Fri, 9:00am-3:00pm **570-784-6151**

MONDAY MARKETPLACE ADS
IT'S FREE to advertise your merchandise 3:00 or less!
Must Submit Online Presentation: www.pressenterprise.com
• click CLASSIFIEDS + 2. click PLACE AN AD + 3. fill in your info

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

INDEPENDENT CONTRACTORS NEEDED

Can you drive? Do you have a vehicle? Do you want to be your own boss?

Press Enterprise is looking for reliable independent contractors for delivery of our daily newspaper. Routes Available- In Town and Motor Routes All Areas

Call 570-784-2121 option 1
Monday-Friday 8am-3pm

Independent contractors receive a \$1000 sign-on bonus. Press Enterprise carries coverage liability 7 days per week. Carriers are responsible for loading & maintaining their personal vehicles. Motor route carriers are required to have a vehicle, current driver's license and current auto insurance. All about a 90 day contract bonus.

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV75

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/ColumbiaPASheriffsale on:

WEDNESDAY, OCTOBER 22, 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 LOT OF LAND SITUATE IN THE TOWNSHIP OF FISHINGCREEK, COLUMBIA COUNTY, PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN IRON PIN CORNER ON LANDS NOW OR FORMERLY OF WILLIAM HOWARD HESS, JR. AND ADA M. HESS, HIS WIFE, AND LANDS NOW OR FORMERLY OF CLARENCE H. HESS AND MELBA HESS, HIS WIFE; THENCE ALONG SAID HESS, NORTH ELEVEN DEGREES TWENTY-SIX MINUTES EAST 288.3 FEET TO A STAKE LINE OF LAND NOW OR FORMERLY OF FRANK J. SCOTT AND NANCY J. SCOTT, HIS WIFE; THENCE ALONG SAID SCOTT LARDS, SOUTH SIXTY-NINE DEGREES ELEVEN MINUTES EAST, 145.7 FEET TO AN OLD IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF DONALD F. HESS, LANDS, AND ALONG SAID HESS, NORTH AND FORMERLY OF CLEO A. LAMOREAUX, SOUTH ZERO DEGREES TWENTY-THREE MINUTES EAST, 176.6 FEET TO AN IRON PIN; THENCE BY SAID LAMOREAUX LANDS, SOUTH SEVENTY-FOUR DEGREES FIFTY-ONE MINUTES, 199.5 FEET TO AN IRON IN LINE OF LANDS NOW OR FORMERLY OF THE SAID WILLIAM HOWARD HESS, JR., ET UX, THE PLACE OF BEGINNING CONTAINING 0.86 ACRES AND BEING DESIGNATED AS TRACT 'B' ON MINOR SUBDIVISION PLAN OF CLEO A. LAMOREAUX AS PREPARED BY LANCE PATTON, P.L.S., NOVEMBER, 1987, AND BEING MORE OR LESS ALL THAT LOT OF LAND SITUATE IN FISHINGCREEK TOWNSHIP, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AS DESCRIBED AS FOLLOWS: BEGINNING AT A STONE IN THE PUBLIC ROAD LEADING FROM JONESTOWN TO BERWICK; THENCE NORTH SEVENTY-SIX DEGREES FORTY-NINE MINUTES EAST 248.4 FEET TO A STONE IN CORNER OF THE LAND OF HARRY YAPLE; THENCE ALONG SAID YAPLE LAND NORTH SEVENTY-FOUR DEGREES TWENTY-THREE MINUTES EAST 191.9 FEET TO A STONE IN THE PUBLIC ROAD FOREVERLY OF SAID YAPLE; THENCE ALONG SAID YAPLE LAND NORTH SEVENTY DEGREES TWENTY-FIVE MINUTES WEST 168.1 FEET TO A STONE IN THE PUBLIC ROAD FOREVERLY OF SAID YAPLE; THENCE SOUTH SIXTY-NINE DEGREES THIRTY-FIVE MINUTES WEST, 421.6 FEET TO A STONE CORNER, THE PLACE OF BEGINNING. BE THE SAME MORE OR LESS, A DWELLING HOUSE, GARAGE AND ADDITIONAL IMPROVEMENTS ARE ERICHTED THEREON.

THE SAID PREMISES WHICH WILLIAM H. HESS, JR. AND ALICE HESS BY DEED DATED 7/13/1987 AND RECORDED 7/14/1987 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 392 AT PAGE 692, GRANTED AND CONVEYED UNTO LANCE E. WERTS

PROPERTY ADDRESS: 730 RIDGE ROAD, SHICKSHINNY, PA 18655
UPI / TAX PARCEL NUMBER: 16-15-007

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV73

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/ColumbiaPASheriffsale on:

WEDNESDAY, OCTOBER 22, 2025
At 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel, or tract of land situate in the Township of Bear Creek, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING AT an iron pin set for a corner at the Southeastly corner of the parcel hereinafter described; THENCE along lands now or late of Starting Slusser and Pandorf Slusser, south eighty-eight (88) degrees thirty-one (31) minutes twenty five (25) seconds West two hundred ninety and one hundredths (290.10) feet to an iron pin set for a corner; THENCE along lands now or late of Andrew Kayson And Gertrude Kayson, his wife, north eight (8) degrees fifty-five (55) minutes (10) seconds West one hundred forty-eight (148) feet to an existing iron pin at the Southeastly corner of lands now or late of Carl E. Kellner and Melba J. Kellner; THENCE along the same North eighty-eight (88) degrees Twenty-six (26) minutes five (5) seconds East two hundred ninety-nine and eight hundredths (299.08) feet to an iron pin set for a corner; THENCE along remaining lands of Betty A. Richards, South five (5) degrees twenty-six (26) minutes thirty-five seconds East nine hundred and fifty-seven one hundredth (147.57) feet to an iron pin set for a corner, the place of beginning. CONTAINING zero and nine hundred ninety-four one thousandths (0.94) acres of land as surveyed by Denis R. Peters, Registered Surveyor, in May 1978. Together with its right of access in common with grantor, for ingress and egress to the parcel hereinafter described, together with twenty-five and zero one hundredths (25.00) feet through the remaining lands of the Grantor, along the Southern boundary line therefore, bounded on the east by the Westly edge of right of way off Township R1, 244 & 33 ft. right-of-way, on the South by the lands now or late of Starting and Pandorf Slusser, on the West by the hereinabove described parcel, and on the North by other lands of Grantor. The improvements thereon being known as 137 Valley Road, Berwick, Pennsylvania 18603. Property Address: 137 Valley Road, Berwick, PA 18603 Parcel No. 07-04-01001.000

BEING the same premises which Charles G. Yohs and Jodie Yohs by DEED dated September 14, 2006 and recorded in the Office of Recorder of Deeds of Columbia County on September 28, 2006 at Book 676, Page 676, granted and conveyed unto Charles G. Yohs and Jodie Yohs.

PROPERTY ADDRESS: 137 VALLEY ROAD, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 07-04-010-01001

Seized and taken into execution to be sold as the property of CHARLES G. YOHs, JODIE YOHs in suit of U.S. BANK NATIONAL ASSOC. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or cost (opening bid 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 SEVERIOUS 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 breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, SHERIFF STERN & EISENBERG, PC WARRINGTON, PA 1-215-672-8111 Columbia County, Pennsylvania

Public Notices

ESTATE NOTICE
Notice is hereby given that Letters of Administration have been granted in the Estate of Cindy Lee Lubold, a/k/a Cindy Lubold, Deceased, to Catherine Rieckert, Administratrix. All persons indebted to the estate are requested to make immediate payment, and those having claims or demands should present same without delay, to Administratrix, c/o Gregory A. Stuck, Esquire, 140 Queen Street, Northumberland, Pennsylvania 17057. Phone 570-473-3111.

FREE: Electric Hospital bed complete. Works good. Call 570-684-9228

FREE: 32" TV. Works Great no remote and not Smart TV. In Columbia. Text/Call 570-654-6593

FREE: Electric Hospital bed complete. Works good. Call 570-684-9228

FREE: Good Stuffed Any Size. REAR 99A E. Market St. Demille.

FREE: Lucky Calico Kitty. She is the Lucky Calico Kitty. She is one! 570-529-1606

FREE: To good homes only. Fourteen breed Chicks. Please call Garrett at 570-394-1870

FREE: White Toilet. Around 10 yrs old. Works fine. Has some minor stains in bowl. 570-441-9514

WANTED

Clean Copper \$3.20 to \$2.90
Clean Brass \$2.10 to \$1.80
Clean Alum. .55-
Stainless .32-
Iron & Cars \$6.00

Monday-Friday
Sat. 8-11 Noon
570-759-2570
Rt. 11 Berwick

Jobs

CDL-CLASS A DRIVERS

Part Time Position For retired person. Part time position in a corporation is looking for an organized and willing to travel CDL Class A driver to deliver our trucks to customers across the US. Must have experience and a clean driving record. MergeretteRecruitment.com

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Work Wanted

TOP DOLLAR PAID FOR WORK DONE! Heavy Truck Sales! Call 570-700-0228

AA-1 ALL CARPENTRY Heat/cool, oil jobs, etc. Sig/inst. 570-759-3578

BUYING JUNK CARS Seward Towing 570-441-6227

BUYING JUNK VEHICLES Berwick Bloomsburg Area Webb's Towing 765-8737

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BUYING JUNK CARS Seward Towing 570-441-6227

BUYING JUNK VEHICLES Berwick Bloomsburg Area Webb's Towing 765-8737

Work Wanted

TOP DOLLAR PAID FOR WORK DONE! Heavy Truck Sales! Call 570-700-0228

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MEETING NOTICE

The Columbia County Tax Collection Committee will meet at 9:00 PM on Wednesday October 22, 2025 at the Central Columbia School District Board Room to hold its Annual Organizational Meeting.

Jessica Seward, Secretary

Public Notice

On October 18, 2025 at 9:30 A.M. Monica Self Saenger located at 375 South Easton Street, Berwick, PA 18603 will be selling the contents of the following units #75 Rowland Harris, #65 Melrose (Berwick) Calton, #11 Shannon Biggs, #10 John Neagle and space 7 Heather Dourant under sealed bid to satisfy the owners lien. Please call 570-752-6115 or email montacsaenger@gmail.com for further information. Our website will be updated for any sale date changes. Monitor news for the right to accept or reject all bids.

Public Notice

On October 18, 2025 at 9:30 A.M. Monica Self Saenger located at 375 South Easton Street, Berwick, PA 18603 will be selling the contents of the following units #75 Rowland Harris, #65 Melrose (Berwick) Calton, #11 Shannon Biggs, #10 John Neagle and space 7 Heather Dourant under sealed bid to satisfy the owners lien. Please call 570-752-6115 or email montacsaenger@gmail.com for further information. Our website will be updated for any sale date changes. Monitor news for the right to accept or reject all bids.

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC.
vs.
JERRY HORT (et al.)

Case Number
2024CV784

SHERIFF'S RETURN OF SERVICE

09/10/2025 12:05 PM - DEPUTY MICHAEL TKACH, 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 325 E. 3RD STREET, MIFFLINVILLE, PA 18631.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 10, 2025

NOTARY

Affirmed and subscribed to before me this

10TH day of SEPTEMBER, 2025

Plaintiff Attorney: HILL WALLACK LLP, 1000 FLORAL VALE BOULEVARD, SUITE 300, YARDLEY, PA 19067

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC.
vs.
HORT, JERRY (et al.)

Case Number
2024CV784

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	10/27/2025
Notes:	SALE DATE & TIME: 10/22/2025 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	325 E. 3RD STREET MIFFLINVILLE, PA 18631
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> Other		
Adult In Charge:			
Relation:	Posting		
Date:	9/10/25	Time:	12:05
Deputy:	5	Mileage:	

Attorney / Originator:

Name: HILL WALLACK LLP	Phone:
-------------------------------	---------------

Service Attempts:

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

Service Attempt Notes:

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

(POSTING)

2024CV784

325 E. 3RD STREET, MIFFLINVILLE, PA 18631

EXP: 10/27/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC.
vs.
HORT, JERRY (et al.)

Case Number
2024CV784

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	55		
Manner:	Adult in Charge	Expires:	10/27/2025	Warrant:	
Notes:	SALE DATE & TIME: 10/22/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS				

Serve To:

Name:	MIFFLIN TOWNSHIP		
Primary Address:	FIRST STREET P.O. BOX 359 MIFFLINVILLE, PA 18631		
Phone:	DOB:		
Alternate Address:			
Phone:			

Final Service:

Served:	Personally	Adult In Charge	Posted	Other
Adult In Charge:	Jeremiah Mensinger			
Relation:	Road crew			
Date:	8-11-25	Time:	14:24	
Deputy:	3	Mileage:		

Attorney / Originator:

Name:	HILL WALLACK LLP	Phone:	
-------	------------------	--------	--

Service Attempts:

Date:	8-6-25					
Time:	10:00					
Mileage:						
Deputy:	3 1	2	3	4	5	6

Service Attempt Notes:

1. No one around
- 2.
- 3.
- 4.
- 5.
- 6.

MIFFLIN TOWNSHIP

2024CV784

FIRST STREET, P.O. BOX 359, MIFFLINVILLE, PA 18631 EXP: 10/27/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Michael A. Beyer
Chief Deputy

SERVIS ONE, INC.
vs.
HORT, JERRY (et al.)

Case Number
2024CV784

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	55
Manner:	Adult in Charge	Expires:	10/27/2025
Notes:	SALE DATE & TIME: 10/22/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	OCCUPANT
Primary Address:	325 EAST 3RD STREET MIFFLINVILLE, PA 18631
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	8-6-25
Time:	09:45
Deputy:	3
Mileage:	

Attorney / Originator:

Name: HILL WALLACK LLP	Phone:
-------------------------------	---------------

Service Attempts:

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

Service Attempt Notes:

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

✓ RCW

OCCUPANT

2024CV784

325 EAST 3RD STREET, MIFFLINVILLE, PA 18631

EXP: 10/27/2025

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 08/05/2025

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

Ad ID: 324230
Description: Hort Sale
Run Dates: 10/01/2025 - 10/15/2025
Class: 0002
Orig User: sshotwel
Words: 535
Lines: 67
Agate Lines: 180
Depth: 7.44
Blind Box:

Total Ad Cost	\$1,283.00			
Amount Paid	\$0.00			
Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	10/01/2025	10/15/2025	3	1,283.00

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV784

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, OCTOBER 22, 2025
At 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot of ground situate in the Village of Mifflinville, Township of Mifflin, County of Columbia, and State of Pennsylvania, marked on General plan of said Village by No. 124, bounded and described as follows:

CONTAINING in front on 2nd and 3rd Streets four perches; in depth by Lots Nos. 123 and 125, fourteen perches.

BEING the same premises Joshua R. Matyas, granted and conveyed unto Jeremy W. Hort and Lydia Hort, in the deed dated September 20, 2021 and recorded in the Columbia County Recorder of Deeds on September 23, 2021 in Instrument No. 202109603.

BEING known as 325 E. 3rd Street, Mifflinville, PA 18631
PARCEL: 2305B02800000

PROPERTY ADDRESS: 325 E. 3RD STREET, MIFFLINVILLE, PA 18631

UPI / TAX PARCEL NUMBER: 2305B02800000

Seized and taken into execution to be sold as the property of JERRY HORT, LYDIA HORT in suit of SERVIS ONE, INC.

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:
HILL WALLACK LLP
YARDLEY, PA

TIMOTHY CHAMBERLAIN,
Sheriff
Columbia County, Pennsylvania

HORT

REAL ESTATE OUTLINE

ED # 2025 ED 55

DATE RECEIVED 7-29-25
DOCKET AND INDEX 2024 CV 784

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
COPY OF DESCRIPTION X
WHEREABOUTS OF LKA X
NON-MILITARY AFFIDAVIT X
NOTICES OF SHERIFF SALE X
WAIVER OF WATCHMAN X
AFFIDAVIT OF LIENS LIST X
CHECK FOR ~~\$1,350.00~~ OR 2,000.⁰⁰ X CK# 66850

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

SALE DATE Oct 22 TIME 9:00am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK Oct 1
2ND WEEK Oct 8
3RD WEEK Oct 15

SALE DATE
POSTING DATE
ADV. DATES FOR NEWSPAPER

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC.
vs.
HORT, JERRY (et al.)

Case Number
2024CV784

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 55
Manner: Adult in Charge **Expires:** 10/27/2025 **Warrant:**
Notes: SALE DATE & TIME: 10/22/2025 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 Adult In Charge Posted · Other
Adult In Charge: Abby BarCenas
Relation: CLERK
Date: 8/4/25 **Time:** 09:17
Deputy: g **Mileage:**

Attorney / Originator:

Name: HILL WALLACK LLP **Phone:**

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2024CV784 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 10/27/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC.
vs.
HORT, JERRY (et al.)

Case Number
2024CV784

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 55	
Manner: Adult in Charge	Expires: 10/27/2025	Warrant:
Notes: SALE DATE & TIME: 10/22/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name: Central Columbia SD
Primary Address: 4777 Old Berwick Road Bloomsburg, PA 17815
Phone: 570-784-2850 DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Kevin Morgan
Relation: Affiliate Director
Date: 8/4/25 Time: 1157
Deputy: 8 Mileage:

Attorney / Originator:

Name: HILL WALLACK LLP	Phone:
-------------------------------	---------------

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

CENTRAL COLUMBIA SD

2024CV784

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 10/27/2025

HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney ID.: 60554)

Jill M. Fein, Esquire (Attorney ID.: 318491)

Kaitlin D. Shire, Esquire (Attorney ID.: 318491)

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

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

<p>SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES 4200 Regent Blvd, B200 Irving, TX 75063 Plaintiff</p> <p>vs.</p> <p>JEREMY W. HORT Defendant</p>	<p>CIVIL DIVISION</p> <p>NO. 2024CV784</p> <p>2025-EP-55</p>
---	---

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

Jeremy W. Hort

325 E. 3rd Street

Mifflinville, PA 18631

Date: **July 25, 2025**

Your house (real estate) at: 325 E. 3rd Street, Mifflinville, PA 18631

is scheduled to be sold at

Sheriff's Sale on Oct. 22nd 2025 at 9:00 AM in Columbia County, at a public auction found at <https://www.bid4assets.com/columbiacountysheriffsales> to enforce the judgment of \$155,643.97 plus interest from September 23, 2024 to the date Sale at a per diem of \$11.21 obtained by Servis One, Inc. DBA BSi Financial Services against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. This sale will be cancelled if you pay back to the Plaintiff the amount of the judgment plus interests, costs, and reasonable attorney fees due or the back payments, late charges, costs, interest and reasonable attorney fees due. To find out how much you must pay, you may call Hill Wallack LLP at 215-579-7700.

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

3. You may be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Hill Wallack LLP at 215-579-7700.

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 Hill Wallack LLP at (215) 579-7700.

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 of the sale. This schedule will state who will be receiving the 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 posting of the schedule of distribution.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of ground situate in the Village of Mifflinville, Township of Mifflin, County of Columbia, and State of Pennsylvania, marked on General plan of said Village by No. 124, bounded and described as follows:

CONTAINING in front on 2nd and 3rd Streets four perches; in depth by Lots Nos. 123 and 125, fourteen perches.

BEING the same premises Joshua R. Matyas, granted and conveyed unto Jeremy W. Hort and Lydia Hort, in the deed dated September 20, 2021 and recorded in the Columbia County Recorder of Deeds on September 23, 2021 in Instrument No. 202109603.

BEING known as 325 E. 3rd Street, Mifflinville, PA 18631

PARCEL: 2305B02800000

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVIS ONE, INC.
vs.
HORT, JERRY (et al.)

Case Number
2024CV784

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	55
Manner:	< Not Specified >	Expires:	10/27/2025
Warrant:			
Notes:	SALE DATE & TIME: 10/22/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	JERRY HORT
Primary Address:	325 EAST 3RD STREET MIFFLINVILLE, PA 18631 <i>Vacant</i>
Phone:	DOB:
Alternate Address:	216 EAST 5TH STREET MIFFLINVILLE, PA 18635 <i>Bed</i>
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	8-11-25	Time:	14:20
Deputy:	33	Mileage:	

Attorney / Originator:

Name: HILL WALLACK LLP	Phone:
-------------------------------	---------------

Service Attempts:

Date:	8-11-25					
Time:	14:19					
Mileage:						
Deputy:	3 1	2	3	4	5	6

Service Attempt Notes:

1. No J-net check P.O.
2. has P.O. Box but no address other than *Vacant*
3. the vacant property.
- 4.
- 5.
- 6.

HORT, JERRY
 2024CV784
 325 EAST 3RD STREET, MIFFLINVILLE, PA 18631
 EXP: 10/27/2025

HILL WALLACK LLP
Michael J. Shavel, Esquire (Attorney ID.: 60554)
Jill M. Fein, Esquire (Attorney ID.: 318491)
Kaitlin D. Shire, Esquire (Attorney ID.: 318491)
 1000 Floral Vale Blvd, Ste 300
 Yardley, PA 19067
 Tel. 215-579-7700
 Fax 215-579-9248
 Attorneys for Plaintiff

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

<p>SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES 4200 Regent Blvd, B200 Irving, TX 75063 Plaintiff</p> <p align="center">vs.</p> <p>JEREMY W. HORT Defendant</p>	<p align="center">CIVIL DIVISION</p> <p align="center">NO. 2024CV784</p> <p align="center"><i>2025-ED-55</i></p>
---	---

WRIT OF EXECUTION – MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania, County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

(1) (Specifically describe property)
Please see Attachment 1 with description.

(2) (Specifically describe personal property when judgment results from a mortgage covering both personal and real property pursuant to Section 9604(a) of the Uniform Commercial Code)

NOTE: Description of property may be included in, or attached to, the writ.

Amount due: \$155,643.97
 Interest from 09/23/2024 to date of Sale \$ _____
 Total: \$ Plus costs

Stephanie Stroup

 Prothonotary of Columbia County, Pennsylvania
 My Com. Ex. 1st Monday of 2028
 By: *Melissa Traugh*

 Clerk

Seal of Court

Date: *7/28/2025*

HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney ID.: 60554)

Jill M. Fein, Esquire (Attorney ID.: 318491)

Kaitlin D. Shire, Esquire (Attorney ID.: 318491)

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

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

**SERVIS ONE, INC. DBA BSI
FINANCIAL SERVICES**

4200 Regent Blvd, B200

Irving, TX 75063

Plaintiff

vs.

JEREMY W. HORT

Defendant

CIVIL DIVISION

NO. 2024CV784

2025-ED-55

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

Real Debt: \$155,643.97
Interest from 09/23/24 to date of Sale \$ _____

Costs:

Prothy Paid: \$ _____

Sheriff: \$ _____

Jill M. Fein, Esquire

Attorney ID.: 318491

HILL WALLACK LLP

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney ID.: 60554)

Jill M. Fein, Esquire (Attorney ID.: 318491)

Kaitlin D. Shire, Esquire (Attorney ID.: 318491)

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

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

SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES 4200 Regent Blvd, B200 Irving, TX 75063 Plaintiff	CIVIL DIVISION
vs.	NO. 2024CV784
JEREMY W. HORT Defendant	2025-ED-55

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

Jeremy W. Hort
325 E. 3rd Street
Mifflinville, PA 18631

Date: **July 25, 2025**

Your house (real estate) at: 325 E. 3rd Street, Mifflinville, PA 18631

is scheduled to be sold at

Sheriff's Sale on Oct. 22nd 2025 at 9:00 AM in Columbia County, at a public auction found at <https://www.bid4assets.com/columbiacountysheriffsales> to enforce the judgment of \$155,643.97 plus interest from September 23, 2024 to the date Sale at a per diem of \$11.21 obtained by Servis One, Inc. DBA BSi Financial Services against you.

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

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

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.

Lawyer Referral Service
North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

HILL WALLACK LLP
Michael J. Shavel, Esquire (Attorney ID.: 60554)
Jill M. Fein, Esquire (Attorney ID.: 318491)
Kaitlin D. Shire, Esquire (Attorney ID.: 318491)
1000 Floral Vale Blvd, Ste 300
Yardley, PA 19067
Tel. 215-579-7700
Fax 215-579-9248
Attorneys for Plaintiff

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

SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES 4200 Regent Blvd, B200 Irving, TX 75063 Plaintiff vs. JEREMY W. HORT Defendant	CIVIL DIVISION NO. 2024CV784 <i>2025-ED-55</i>
--	---

AFFIDAVIT PURSUANT TO RULE 3129.1

Servis One, Inc. DBA BSI Financial Services Plaintiff in the above action, by its attorneys, Hill Wallack LLP, sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at Tax ID No 2305B02800000 commonly known as 325 E. 3rd Street, Mifflinville, PA 18631.

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

Name	Last known Address (if address cannot be reasonably ascertained, please indicate)
Jeremy W. Hort	325 E. 3rd Street Mifflinville, PA 18631

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

Name	Last known Address (if address cannot be reasonably ascertained, please indicate)
Jeremy W. Hort	325 E. 3rd Street Mifflinville, PA 18631

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

N/A

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

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	---

Servis One, Inc. DBA BSI Financial Services	4200 Regent Blvd, B200 Irving, TX 75063
--	--

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

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	---

See above.

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.

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	---

See above.

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

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	---

Tenant/Occupant	325 E. 3rd Street Mifflinville, PA 18631 ✓
------------------------	---

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

Commonwealth of Pennsylvania	P.O. Box 2675 ✗
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Department of Welfare

Harrisburg, PA 17105 ✓

Mifflin Township

**PO Box 359
Mifflinville, PA 18631**

Mifflin Township Tax Collector

**11 West Main Street ✓
PO Box 380
Bloomsburg, PA 17815**

Central Columbia School District

**4777 Old Berwick Road ✓
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania
Inheritance Tax Division**

**Strawberry Square, ROM 1032
Harrisburg, PA 17128**

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

HILL WALLACK LLP

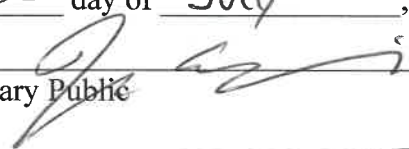
Date: **July 25, 2025**

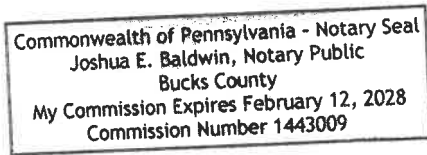


JILL M. FEIN, ESQUIRE
Attorney for Plaintiff

Sworn to and Subscribed before me this

25 day of July, 2025


Notary Public



SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV784

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

WEDNESDAY, OCTOBER 22, 2025
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot of ground situate in the Village of Mifflinville, Township of Mifflin, County of Columbia, and State of Pennsylvania, marked on General plan of said Village by No. 124, bounded and described as follows:

CONTAINING in front on 2nd and 3rd Streets four perches; in depth by Lots Nos. 123 and 125, fourteen perches.

BEING the same premises Joshua R. Matyas, granted and conveyed unto Jeremy W. Hort and Lydia Hort, in the deed dated September 20, 2021 and recorded in the Columbia County Recorder of Deeds on September 23, 2021 in Instrument No. 202109603.

BEING known as 325 E. 3rd Street, Mifflinville, PA 18631
PARCEL: 2305B02800000

PROPERTY ADDRESS: 325 E. 3RD STREET, MIFFLINVILLE, PA 18631

UPI / TAX PARCEL NUMBER: 2305B02800000

Seized and taken into execution to be sold as the property of JERRY HORT, LYDIA HORT in suit of SERVIS ONE, INC..

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:
HILL WALLACK LLP
YARDLEY, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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: August 4th 2025

Re: Sheriffs Sale Advertising Dates

SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES
VS.
JEREMY W. HORT

No. 784 of 2024 J.D. and No. 55 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	October 1 st 2025
2 nd Week	October 8 th 2025
3 rd Week	October 15 th 2025

SALE DATE: **October 22nd 2025 @ 9:00 a.m**

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

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

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

HILL WALLACK LLP
Michael J. Shavel, Esquire (Attorney ID.: 60554)
Jill M. Fein, Esquire (Attorney ID.: 318491)
Kaitlin D. Shire, Esquire (Attorney ID.: 318491)
1000 Floral Vale Blvd, Ste 300
Yardley, PA 19067
Tel. 215-579-7700
Fax 215-579-9248
Attorneys for Plaintiff

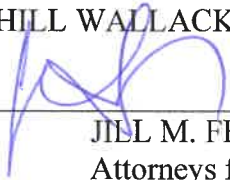
**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES 4200 Regent Blvd, B200 Irving, TX 75063 Plaintiff	CIVIL DIVISION
vs.	NO. 2024CV784
JEREMY W. HORT Defendant	2025-ED-55

ACT 91 CERTIFICATION

I, Jill M. Fein, Esquire, hereby certify that I am the attorney of record for the Plaintiff in the above-captioned matter. I further certify that this property is a residential property and is subject to the provisions of ACT 6 or ACT 91 of 1983. Notification was given to Defendants as evidenced by the attached.

Date: **July 25, 2025**


HILL WALLACK LLP
By: 
JILL M. FEIN, ESQUIRE
Attorneys for Plaintiff

WAIVER OF WATCHMAN

When the Sheriff levies or attaches property, it will routinely be left without a watchman and in the custody of whomever it is found, upon notice of Sheriff's levy. By signature below, the plaintiff / attorney is providing written authorization for same in the manner of PA R.C.P.

3109(b)(1), releasing the Sheriff from any / all liability for protecting said property. If the plaintiff / attorney demands otherwise, in the manner of PA R.C.P. 3109(a), the Sheriff will require bond or other security, in the manner of PA R.C.P. 3109(d), prior to levy.

Date: **July 25, 2025**



(SEAL)

Attorney for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of ground situate in the Village of Mifflinville, Township of Mifflin, County of Columbia, and State of Pennsylvania, marked on General plan of said Village by No. 124, bounded and described as follows:

CONTAINING in front on 2nd and 3rd Streets four perches; in depth by Lots Nos. 123 and 125, fourteen perches.

BEING the same premises Joshua R. Matyas, granted and conveyed unto Jeremy W. Hort and Lydia Hort, in the deed dated September 20, 2021 and recorded in the Columbia County Recorder of Deeds on September 23, 2021 in Instrument No. 202109603.

BEING known as 325 E. 3rd Street, Mifflinville, PA 18631

PARCEL: 2305B02800000

Joshua Baldwin, Paralegal to
Jill M. Fein, Esquire
Email: jbaldwin@HillWallack.com
Direct Dial: 215-579-7700

July 25, 2025

Sheriff's Office
Columbia County Courthouse
35 W. Main Street
Bloomingsburg, PA 17815

***Re: Servis One, Inc. DBA BSI Financial Services vs. Jeremy W. Hort and Lydia
Hort
Columbia County CCP No. 2024-CV-784***

Dear Sir/Madam:

Enclosed please find one (1) time-stamped copies of the Notice of Sale regarding the above-referenced matter.

Also enclosed is one (1) self-addressed, stamped envelope for return of service for service on the following:

Jeremy W. Hort
325 E. 3rd Street
Mifflinville, PA 18631

If you have any questions, please do not hesitate to contact me. Your courtesies and assistance in this matter are greatly appreciated.

Kind regards,

JOSHUA BALDWIN
Paralegal to Jill M. Fein, Esquire

:jeb
Enclosures

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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. 	<p>A. Signature</p> <p><input checked="" type="checkbox"/> <i>pmo</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>U.S. Treasury Department 600 Arch Street Room 3259 Philadelphia, PA 19106</p>	<p>B. Received by (Printed Name)</p> <p><i>[Signature]</i></p>	<p>C. Date of Delivery</p> <p><i>8/8/25</i></p>
	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number</p> <p>95</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ Confirmation of Delivery</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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. 	<p>A. Signature</p> <p><input checked="" type="checkbox"/> <i>James Kiewer</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>PA Dept. of Revenue (Bureau of Compliance) Dept # 281230 Harrisburg, PA 17128-1230</p>	<p>B. Received by (Printed Name)</p> <p><i>James Kiewer</i></p>	<p>C. Date of Delivery</p> <p><i>AUG 08 2025</i></p>
	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number</p> <p>9589 0710 5270 3195 5382 63</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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. 	<p>A. Signature</p> <p><input checked="" type="checkbox"/> <i>Robin V. McNeil</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Commonwealth of Pennsylvania Inheritance Tax Division Strawberry Sq. Rom 1032 Sheriff Gate Harrisburg, PA 17128</p>	<p>B. Received by (Printed Name)</p> <p><i>Robin V. McNeil</i></p>	<p>C. Date of Delivery</p> <p><i>AUG 09 2025</i></p>
	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number</p> <p>9589 0710 5270 3195 5382 49</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>		

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

Office of F.A.I.R.
P.O. Box 8016
Harrisburg, PA 17105



9590 9402 9522 5069 0178 06

Article Number (Transfer from service label)

9589 0710 5270 3195 5382 87

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Signature on file Agent
With USPS 17107 Addressee
B. Received by (Printed Name) C. Date of Delivery
AUG 08 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 Restricted Delivery

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

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:

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



9590 9402 9522 5069 0178 37

Article Number (Transfer from service label)

9589 0710 5270 3195 5383 00

COMPLETE THIS SECTION ON DELIVERY

A. Signature
Cameron Sansoni Agent
 Addressee
B. Received by (Printed Name) C. Date of Delivery
CAMERON SANSONI AUG 08 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 Restricted Delivery

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

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 9522 5069 0178 13

Article Number (Transfer from service label)

9589 0710 5270 3195 5382 70

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[Signature] Agent
 Addressee
B. Received by (Printed Name) C. Date of Delivery
[Signature] 8-8
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 Restricted Delivery

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

THIS CHECK IS PROTECTED BY A VOID PANTOGRAPH, MICROPRINT SIGNATURE LINE AND A HEAT SENSITIVE PADLOCK ICON. ADDITIONAL SECURITY FEATURES ARE LISTED ON BACK.

HILL WALLACK LLP

ATTORNEYS AT LAW

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CITIZENS BANK

66850

07/21/2025

Two Thousand and 00/100 Dollar(s) ONLY *****

Amount
\$2,000.00

VOID AFTER 120 DAYS

PAY TO THE ORDER:
COLUMBIA COUNTY SHERIFF

Authorized Signature



⑈66850⑈ ⑆036076150⑆ 659901539⑈