

SHERIFF'S SALE

Distribution Sheet

PA Hausling Finance Agency vs. Michael Stevens
 NO. 1382-2024 JD DATE OF SALE: April 23, 2025
 NO. 7-2025 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) April 23, 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 BRN Investments 116 Overlook Rd Nesquehanna for the price or sum of \$ 49,001.00 Dollars. BRN Investments 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>49,001.00</u>	
Poundage		<u>980.02</u>	
Transfer Taxes		<u>1733.66</u>	
Total Needed to Purchase			\$ <u>49,001.00</u>
Amount Paid Down			
Balance Needed to Purchase			<u>49,001.00</u>

EXPENSES:

Columbia County Sheriff - Costs	\$	<u>457.00</u>	
Poundage		<u>980.02</u>	\$ <u>1437.02</u>
Newspaper			<u>1600.25</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>866.83</u>
Realty transfer taxes			<u>866.83</u>
State stamps			<u>-0-</u>
Tax Collector ()			<u>15.00</u>
Columbia County Tax Assessment Office			<u>40.00</u>
State Treasurer			<u>100.00</u>
Other: <u>web posting</u>			<u>250.00</u>
<u>lien search</u>			
TOTAL EXPENSES:			\$ <u>5422.68</u>

Total Needed to Purchase	\$	<u>49001.00</u>	
Less Expenses		<u>5422.68</u>	
Net to First Lien Holder		<u>43578.32</u>	
Plus Deposit		<u>2000.00</u>	
Total to First Lien Holder	\$	<u>45578.32</u>	

Sheriff's Office, Bloomsburg, Pa. }

So answers

[Signature]

Sheriff

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 276466	Invoice Date: 05/20/2025 12:24:28 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$1,805.41	202503739	BERWICK BORO
	Grantor - STEVENS, MICHAEL R		05/20/25 12:24:30 PM	
	Grantee - BRN INVESTMENTS			
	Consideration -	\$49,001.00		
	Tax Basis -	\$86,683.32		
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$866.83		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	BERWICK AREA SCHOOL REALTY TAX	\$433.42		
	BERWICK BORO	\$433.41		

Inst Info: SHERIFF'S DEED

TOTAL CHARGES	<u>\$1,805.41</u>
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PAYMENTS	
CHECK: 9627 - SHERIFF	\$71.75
CHECK: 9625 - SHERIFF	\$866.83
CHECK: 9626 - SHERIFF	\$866.83
TOTAL PAYMENTS	<u>\$1,805.41</u>

AMOUNT DUE	\$1,805.41
PAYMENT ON INVOICE	(\$1,805.41)
BALANCE DUE ON INVOICE	\$0.00

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
PENNSYLVANIA HOUSING FINANCE
AGENCY

vs.

Defendant
MICHAEL R STEVENS

Attorney for the Plaintiff:
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102

Sheriff's Sale Date: Wednesday, April 23, 2025
Sale Number: 2025ED7
Writ of Execution No. : 2024CV1382
Advance Sheriff Costs: \$2,000.00

Location of the real estate: 337 MARKET STREET, BERWICK, PA 18603, BERWICK
BOROUGH

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,600.25
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	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$15.00
Surcharge	\$40.00

Total Sheriff Costs \$2,372.25

Distribution Costs

Recording Fees \$86.75

Total Distribution Costs \$86.75

Grand Total: \$2,459.00

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

SHERIFF'S SALE COST SHEET

1388-24
7-25

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

DOCKET/RETURN \$15.00
 SERVICE PER DEF. \$ 165.00
 LEVY (PER PARCEL) \$15.00
 MAILING COSTS \$ 24.00
 ADVERTISING SALE BILLS & COPIES \$17.50
 ADVERTISING SALE (NEWSPAPER) \$15.00
 MILEAGE \$ 30.00
 POSTING HANDBILL \$15.00
 CRYING/ADJOURN SALE \$10.00
 SHERIFF'S DEED \$35.00
 TRANSFER TAX FORM \$25.00
 DISTRIBUTION FORM \$25.00
 COPIES \$ 5.50
 NOTARY \$ 10.00
 TOTAL ***** \$ 407.00

WEB POSTING \$150.00
 PRESS ENTERPRISE INC. \$ 160.25
 SOLICITOR'S SERVICES \$150.00
 TOTAL ***** \$ 190.25

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

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

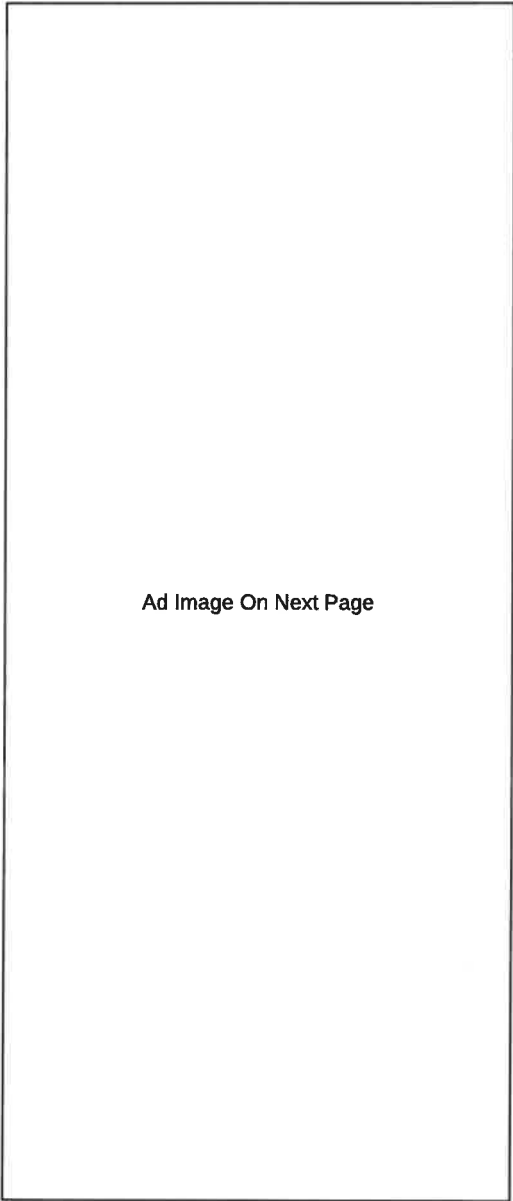
MUNICIPAL FEES DUE:
 SEWER 20 \$ _____
 WATER 20 \$ _____
 TOTAL ***** \$ 0

SURCHARGE FEE (DSTE) \$ 40.00
 MISC. _____ \$ _____
 TOTAL ***** \$ 0

TOTAL COSTS (OPENING BID) \$ 2459.00

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: Stevens 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@pressenterprise.net
• phone: 570-784-6151
• call Mon-Fri 9:00am-4:00pm

MONDAY MARKETPLACE ADS
IT'S FREE to advertise your merchandise UNDER \$100!
Most Submit Online: pressenterpriseonline.com
1. click CLASSIFIEDS + 2. click PLACE AN AD + 3. fill in your info

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 \$2.90
Clean Brass \$1.80
Cans 60¢
Clean Alum. 48¢
Stainless... 32¢
Tin, Steel, Iron & Cars \$3.00
Industrial Oil
Monday-Friday 9am-4pm
Sat. 9-noon
570-759-2579
Rt. 11 Berwick

INVITATION TO BID
LMVC 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 renovation of a food bank facility, parking accommodations, and the installation of ADA-compliant features, located off Fort McKim Blvd. in Bloomsburg. This development aims to provide greater access to the waterfront and improve public amenities for residents and visitors alike.

Key Dates:
• Questions for the project: All inquiries must be submitted by May 1, 2025.
• Bidding opens on: 8:00 AM on May 13, 2025.
• Award of the contract: May 12, 2025, at the Bloomsburg Town Council meeting.

The project has an important deadline: all work must be completed by the Friday before Fair Week, ensuring the facility is ready for the busy summer season.

LMVC Civil invites all interested contractors to submit their bids and consult with 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 LMVC Civil directly.

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV1582

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 situated 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 or acre of the Estate of J. W. Mather; 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 Elger; Ent. and S. S. S. and S. S. S. Ent. Morris; 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 Easternly 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 Southwesterly 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 southern portion of a double house on the lot above described. HAVING thereon erected the southerly one-half frame dwelling known and numbered as 337 MARKET STREET BERWICK, PA 18603

PARCEL # 048-04-142-000-000
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 otherwise contained in or referred to in the prior deeds or other documents comprising the chain of title, or as may be visible upon a physical inspection of the premises.

BEING the same premises which Tristana R. Harvey, by Deed dated August 26, 2009 and recorded in Book 329, 2009 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, Instrument No. 2009-08265, granted and conveyed unto Michael R. Stevens.

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

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 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 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

Public Notices
The Code Appeals Board of the Borough of Berwick will conduct a public hearing at City Hall, 1800 North Market Street, Berwick, PA, on Wednesday, April 23, 2025 at 8:00 a.m. to consider and possibly take action on the following:

Hearing No. 1 will be on the application of B-LINE Storage, LLC/GBN Berwick, 406 B York Road, Berwick, PA 18603 for an appeal Section 302.1, of the 2018 International Property Maintenance Code, for failure to keep the property in a safe condition. Property owner has installed a red wall bin, containing red soil, on the exterior of property which creates an unsafe condition for motorists and property owners. Said property is located at 206 N. Dickson Street, Berwick, PA 18603.

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

Curt Riker
Code Enforcement Official

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV046

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, parcel and tract of land lying and being situated in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at the North by lot of JoAnna Jackson Cleaver; upon the East by lot now or formerly of Sheridan Swartzell; 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 JoAnna 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 10, 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 Douglas 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 as the same may appear in 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, 2008, and recorded in the Official Records of Columbia County on October 27, 2008, as Instrument Number 20081268, 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 ASSOCIATION.

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 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 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

Public Notices
James M. Miller, Executor
c/o Lushes & Neaprecht LLP
120 W. Main Street
Bloomsburg, PA 17815

Law Offices of Lushes & Neaprecht LLP
Alan J. Lushes, Esq./120 West Main Street
Bloomsburg, PA 17815

FREE: (12-) 6 packs of 312 batteries. Plus (4-) 6 packs of Power Cells for Clock Hearing Aids call or text 570-654-3567

FREE: Bloodhound / German shepherd puppies to good homes. Will be ready to home on May 12. Call or text 570-654-3567

FREE: Craftsman Riding Mower. Good engine, good deck and running gears. Stealing problem. 570-820-4721. Liv. Mag.

FREE: Easter basket Grass & plastic eggs. Porch pick up at 676 E Front Street in Berwick.

FREE: German shepherd. Male, white 570-231-1897

FREE: Kinnon various ages. All are two colors. 570-654-3567

FREE: Many misc. items & furniture. Will be ready to pick up in Catwissa. 570-417-0433

FREE: Recent Readers Digest Magazines. About 20. 570-752-7243

FREE: VCR tapes lots to choose from. 570-356-2280

ESTATE NOTICE
Notice is hereby given that Letters Testamentary have been granted to the undersigned in the Estate of Mildred A. Knoebel, late of Borough of Danville, Mont. County, Pennsylvania, Deceased. All persons indebted to the said estate are required to make immediate payment thereof within thirty (30) days of the date hereof. All persons having claims or demands against the estate are required to present them without delay to the undersigned Executrices or their Attorney.

Thomas Knoebel
103 Rolling Hill Lane
Monroeville, PA 17135

Deborah Boone
1475 Switkowski Rd.
Sunbury, PA 17801

Timothy Knoebel
200 Laurel Run Road
Danbury, PA

James C. Battaglia
Esquire
West, Moth, Noon,
Swanberg & Battaglia
240-248 Market Street
Sunbury, PA 17801
Attorney for the Estate

Public Notices
The Code Appeals Board of the Borough of Berwick will conduct a public hearing at City Hall, 1800 North Market Street, Berwick, PA, on Wednesday, April 23, 2025 at 8:00 a.m. to consider and possibly take action on the following:

Hearing No. 1 will be on the application of B-LINE Storage, LLC/GBN Berwick, 406 B York Road, Berwick, PA 18603 for an appeal Section 302.1, of the 2018 International Property Maintenance Code, for failure to keep the property in a safe condition. Property owner has installed a red wall bin, containing red soil, on the exterior of property which creates an unsafe condition for motorists and property owners. Said property is located at 206 N. Dickson Street, Berwick, PA 18603.

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

Curt Riker
Code Enforcement Official

ESTATE NOTICE
ESTATE OF Carol M. Soma, 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. Soma,
Administrator
c/o D. Robert Davidson,
Esquire
Hummel, Lewis & Davidson, LLP
3 East Fifth Street
Bloomsburg, PA 17815

HEARING NOTICE
The Code Appeals Board of the Borough of Berwick will conduct a public hearing at City Hall, 1800 North Market Street, Berwick, PA, on Wednesday, April 23, 2025 at 8:00 a.m. to consider and possibly take action on the following:

Hearing No. 1 will be on the application of B-LINE Storage, LLC/GBN Berwick, 406 B York Road, Berwick, PA 18603 for an appeal Section 302.1, of the 2018 International Property Maintenance Code, for failure to keep the property in a safe condition. Property owner has installed a red wall bin, containing red soil, on the exterior of property which creates an unsafe condition for motorists and property owners. Said property is located at 206 N. Dickson Street, Berwick, PA 18603.

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

Curt Riker
Code Enforcement Official

THURSDAY NIGHT AUCTION APR. 17 @ 6:00PM
OUTSIDE ITEMS WILL BE SOLD @ 5:00PM
1003 3rd St., Nescopeck 18635
Antiques, Collectibles, Postage Stamp Collection, Furniture, Military Steel Helmets, Vintage Characters Hair Dryers, Tools, Toys, Vintage Hats, Vintage Military Vests, New Product, Binding, Film Books, Cook Books, Garden Items, Banks, Depression Glass, Christmas Decorations, and much more

• Pic • www.auctiontop.com E# 52813
Ron Berger Auctioneer AUSA#119
Call or text 610-573-1874

PUBLIC AUCTION SAT. MAY 3rd @ 9:35 AM
1355 N. Arch Street, Berwick, PA 18603
SUV-CARRY ON TRAILER-CUB CAJET LAWN TRACTOR. TOOLS-FURNITURE-HOUSEHOLD-COLLECTIBLES
REAL ESTATE - 12:00 NOON
www.auctiontop.com #1857
KNECHT AUCTIONS LLC 570-784-1011 AV002251

AUCTION SAT. MAY 3RD @ 9:00AM
1168 Old Reading Rd., Catwissa, PA 17820
Antiques - Tools - Lawn & Garden
www.auctiontop.com # 12787
Brown Auction Service 570-394-7619
Murry Pa., Lot# A0006464

MEETING NOTICE
The Danville Municipal Authority will be meeting at 10:00 am on April 22nd at the Municipal Building, 463 Mill St. Danville, PA.

Many Buyers Won't Leave a Message;
Give them the Best Time to Call.

THURSDAY NIGHT AUCTION APR. 17 @ 6:00PM
OUTSIDE ITEMS WILL BE SOLD @ 5:00PM
1003 3rd St., Nescopeck 18635
Antiques, Collectibles, Postage Stamp Collection, Furniture, Military Steel Helmets, Vintage Characters Hair Dryers, Tools, Toys, Vintage Hats, Vintage Military Vests, New Product, Binding, Film Books, Cook Books, Garden Items, Banks, Depression Glass, Christmas Decorations, and much more

• Pic • www.auctiontop.com E# 52813
Ron Berger Auctioneer AUSA#119
Call or text 610-573-1874

PUBLIC AUCTION SAT. MAY 3rd @ 9:35 AM
1355 N. Arch Street, Berwick, PA 18603
SUV-CARRY ON TRAILER-CUB CAJET LAWN TRACTOR. TOOLS-FURNITURE-HOUSEHOLD-COLLECTIBLES
REAL ESTATE - 12:00 NOON
www.auctiontop.com #1857
KNECHT AUCTIONS LLC 570-784-1011 AV002251

AUCTION SAT. MAY 3RD @ 9:00AM
1168 Old Reading Rd., Catwissa, PA 17820
Antiques - Tools - Lawn & Garden
www.auctiontop.com # 12787
Brown Auction Service 570-394-7619
Murry Pa., Lot# A0006464

ACROSS 30 "Good" 3 Earl Grey 19 Used
1 Fez, e.g. chokes- trans- to be
4 --- tenal porter 20 Mefls
7 Moines 33 Concise 4 Disco Diner
7 Scrabble 36 Villa queen waitress
piece d'Estis Summer 21 Vision
8 Corpo- cly 5 "Onky" 22 Dialect
25 Projudice 37 Propelled 8 Woops 23 Wasted
10 Plogo 38 "Deadly snack 24 Laundry
11 Allow 39 Luminox angle 25 Some
12 Two- ingredient bar order 41 Under- e.g. degrees
16 Quarier- back standring 12 Tends figure
Brady DOWN 14 Ahlela's alions 29 Loses color
17 Radiant 15 Political 30 Egrel's cousin 2 Oodles Navarro
20 Greek sated cheese Solution time: 23 mins.
21 Lifts
23 Cornlans
25 Projudice
26 Chic beach resort
27 Saties mp
28 Velocity

CRYPTOQUIP
C B Y W A L J B W Z E M S Y K K
U E E H K D O L G W B D Z C D V D
F V E H M S D H G V E A W B L U J O E W B D V

Yesterday's Cryptquip: WHEN RESTAURANT COOKS LEAVE WORK EVERY DAY, WHAT SHOULD THEY ALWAYS SAY TO EACH OTHER? "CHOW!"
Today's Cryptquip Clue: B equals H

Public Notices
James M. Miller, Executor
c/o Lushes & Neaprecht LLP
120 W. Main Street
Bloomsburg, PA 17815

Law Offices of Lushes & Neaprecht LLP
Alan J. Lushes, Esq./120 West Main Street
Bloomsburg, PA 17815

FREE: (12-) 6 packs of 312 batteries. Plus (4-) 6 packs of Power Cells for Clock Hearing Aids call or text 570-654-3567

FREE: Bloodhound / German shepherd puppies to good homes. Will be ready to home on May 12. Call or text 570-654-3567

FREE: Craftsman Riding Mower. Good engine, good deck and running gears. Stealing problem. 570-820-4721. Liv. Mag.

FREE: Easter basket Grass & plastic eggs. Porch pick up at 676 E Front Street in Berwick.

FREE: German shepherd. Male, white 570-231-1897

FREE: Kinnon various ages. All are two colors. 570-654-3567

FREE: Many misc. items & furniture. Will be ready to pick up in Catwissa. 570-417-0433

FREE: Recent Readers Digest Magazines. About 20. 570-752-7243

FREE: VCR tapes lots to choose from. 570-356-2280

ESTATE NOTICE
ESTATE OF Dorothy J. Miller, a/k/a Dorothy T. Miller, a/k/a Dorothy Jean Miller, late of 237 Ropple Brook Road, Berwick, 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 are to make known the same without delay.

James M. Miller,
Executor
c/o Lushes & Neaprecht LLP
120 W. Main Street
Bloomsburg, PA 17815

Law Offices of Lushes & Neaprecht LLP
Alan J. Lushes, Esq./120 West Main Street
Bloomsburg, PA 17815

FREE: (12-) 6 packs of 312 batteries. Plus (4-) 6 packs of Power Cells for Clock Hearing Aids call or text 570-654-3567

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FREE: Recent Readers Digest Magazines. About 20. 570-752-7243

FREE: VCR tapes lots to choose from. 570-356-2280

Public Notices
James M. Miller, Executor
c/o Lushes & Neaprecht LLP
120 W. Main Street
Bloomsburg, PA 17815

Law Offices of Lushes & Neaprecht LLP
Alan J. Lushes, Esq./120 West Main Street
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FREE: VCR tapes lots to choose from. 570-356-2280

JUMBLE THAT SCRAMBLED WORD GAME
By David L. Hoyt and Jeff Knuvle

Unscramble these Jumbles, one letter to each square, to form four ordinary words.

PHEDT
ONARP
GREDEE
RUSBDA

HE INVENTED A CAR ENGINE THAT RAN ON POTATOES, BUT IT JUST ---

Now arrange the circled letters to form the surprise answer, as suggested by the above cartoon.

Answer "here":
Jumbles: HOVER ALBUM TOMATO INDUCT
Answer: The mouse was spotted stealing some cheese because his cousin - RATTED HIM OUT

Personals
Chasity Mchenry
From all your friends at
PRESS ENTERPRISE

Jobs
NEW TODAY
General
Early Intervention
INSTRUCTIONAL ASSISTANT
Full Time - Benefits
Sunbury
Apply online by 4/25/25 at
www.csa-usa.com
EOE

Got a good Website?
Include the URL in your ad!

Lost & Found
FOUND: Car Ignition key on lower East Street across from ASA. You may identify car mfr. 570-594-5830.

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

THURSDAY NIGHT AUCTION APR. 17 @ 6:00PM
OUTSIDE ITEMS WILL BE SOLD @ 5:00PM
1003 3rd St., Nescopeck 18635
Antiques, Collectibles, Postage Stamp Collection, Furniture, Military Steel Helmets, Vintage Characters Hair Dryers, Tools, Toys, Vintage Hats, Vintage Military Vests, New Product, Binding, Film Books, Cook Books, Garden Items, Banks, Depression Glass, Christmas Decorations, and much more

• Pic • www.auctiontop.com E# 52813
Ron Berger Auctioneer AUSA#119
Call or text 610-573-1874

PUBLIC AUCTION SAT. MAY 3rd @ 9:35 AM
1355 N. Arch Street, Berwick, PA 18603
SUV-CARRY ON TRAILER-CUB CAJET LAWN TRACTOR. TOOLS-FURNITURE-HOUSEHOLD-COLLECTIBLES
REAL ESTATE - 12:00 NOON
www.auctiontop.com #1857
KNECHT AUCTIONS LLC 570-784-1011 AV002251

AUCTION SAT. MAY 3RD @ 9:00AM
1168 Old Reading Rd., Catwissa, PA 17820
Antiques - Tools - Lawn & Garden
www.auctiontop.com # 12787
Brown Auction Service 570-394-7619
Murry Pa., Lot# A0006464

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

MICHAEL R. STEVENS,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2024-CV-1382

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 2/20/25, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendant/s herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendant/s by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

MICHAEL R. STEVENS
337 MARKET STREET
BERWICK, PA 18603

MICHAEL R. STEVENS
1032 STRAWBERRY RIDGE ROAD
DANVILLE, PA 17821-8212

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

PA Department of Revenue
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601

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

TENANT/OCCUPANT
337 MARKET STREET
BERWICK, PA 18603

By 
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

LAW OFFICES

Purcell, Krug & Haller

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-7512

HOWARD B. KRUG
(Retired)

JOHN W. PURCELL (1924-2009)

LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINEKA
KATIE M. HOUSMAN

MICHAEL R. STEVENS
337 MARKET STREET
BERWICK, PA 18603

MICHAEL R. STEVENS
1032 STRAWBERRY RIDGE ROAD
DANVILLE, PA 17821-8212

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

PA Department of Revenue
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601

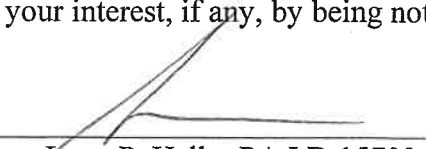
Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

TENANT/OCCUPANT
337 MARKET STREET
BERWICK, PA 18603

NOTICE IS HEREBY GIVEN to the Defendant/s in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: 
Leon P. Haller PA I.D.15700
Attorney for Plaintiff

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

MICHAEL R. STEVENS,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2024-CV-1382

2025 - E D - 7
IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held at:

ONLINE: Bid4Assets.com/ColumbiaPASheriffSales

DATE: April 23rd 2025

TIME: 9:00 A.M., local time

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**337 MARKET STREET
BERWICK, PA 18603**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2024-CV-1382

JUDGMENT AMOUNT \$45,925.20

THE NAMES OF THE OWNER(S) OR REPUTED OWNER(S) of this property:

MICHAEL R. STEVENS

A **SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

North Penn Legal Services - 168 East 5th Street - Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street, Harrisburg, PA 17102
(717) 234-4178

ALL THAT CERTAIN piece or parcel of land lying and being situated 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 Westerly side of Market Street at the corner of lot now or late of the Estate of J. W. Mather; 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 Ent Myerley and Susette Ent Morris; THENCE along the same, parallel with Bowman Street in a Northerly 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 Southerly, 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 the land appurtenant thereto.

HAVING thereon erected the southerly one-half frame dwelling known and numbered as 337 MARKET STREET BERWICK, PA 18603

PARCEL #: 04B-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 documents composing the chain of title, or as 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. 2009-08265, granted and conveyed unto Michael R. Stevens.

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2234 0566 36

Certified Mail Fee \$ 4.85
Return Receipt (Hardcopy) \$ 4.10
Return Receipt (Electronic) \$ 0.00
Certified Mail Restricted Delivery \$ 0.00
Postage \$ 69
Total Postage and Fees \$ 9.64

FEB 20 2005
Postmark
Here

Sent to: MICHAEL R. STEVENS
337 MARKET STREET
BERWICK, PA 18603

Reference Information

MSH --- NOS 4/23/25 SS

PS Form 3800, Facsimile, July 2015

USPS® ARTICLE NUMBER

9414 7266 9904 2234 0563 77

Certified Mail Fee \$ 4.85
Return Receipt (Hardcopy) \$ 4.10
Return Receipt (Electronic) \$ 0.00
Certified Mail Restricted Delivery \$ 0.00
Postage \$ 69
Total Postage and Fees \$ 9.64

FEB 20 2005
Postmark
Here

Sent to: MICHAEL R. STEVENS
1032 STRAWBERRY RIDGE ROAD
DANVILLE, PA 17821-8212

Reference Information

MSH --- NOS 4/23/25 SS

PS Form 3800, Facsimile, July 2015

PENNSYLVANIA HOUSING FINANCE AGENCY v. MICHAEL R. STEVENS
Columbia County Sale

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

Postmark:

One piece of ordinary mail addressed to:
MICHAEL R. STEVENS
337 MARKET STREET
BERWICK, PA 18603

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

Postmark:

One piece of ordinary mail addressed to:
MICHAEL R. STEVENS
1032 STRAWBERRY RIDGE ROAD
DANVILLE, PA 17821-8212

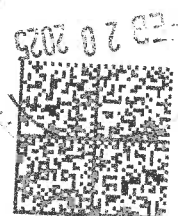
U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

Postmark:

One piece of ordinary mail addressed to:
Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815



US POSTAGE TM PITNEY BOWES
ZIP 17102 \$ 001.95⁰
02 4W
0000375440 FEB. 20. 2025

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

FEB 20 2025

One piece of ordinary mail addressed to:
TENANT/OCCUPANT
337 MARKET STREET
BERWICK, PA 18603

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

Postmark: FEB 20 2025

One piece of ordinary mail addressed to:
Department of Public Welfare
TPL Casualty Unit – Estate Recovery
PO Box 8486 – Willow Oak Bldg
Harrisburg, PA 17105-8486

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

Postmark: FEB 20 2025

One piece of ordinary mail addressed to:
PA Department of Revenue
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601



US POSTAGE IMPITNEY BOWES



ZIP 17102 \$ 001.95⁰
02 4W
0000375440 FEB. 20, 2025

CERTIFICATE OF COMPLIANCE

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

Submitted by: Plaintiff

Signature: 

Name: Leon P. Haller, Esquire

Attorney ID No: 15700

07/2024

CERTIFICATE OF COMPLIANCE

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

Submitted by: Plaintiff

Signature: 

Name: Leon P. Haller, Esquire

Attorney ID No: 15700

07/2024

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

MICHAEL R. STEVENS,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2024-CV-1382

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 2/20/25, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendant/s herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendant/s by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

MICHAEL R. STEVENS
337 MARKET STREET
BERWICK, PA 18603

MICHAEL R. STEVENS
1032 STRAWBERRY RIDGE ROAD
DANVILLE, PA 17821-8212

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

PA Department of Revenue
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601

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

TENANT/OCCUPANT
337 MARKET STREET
BERWICK, PA 18603

By 
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
MICHAEL R STEVENS

Case Number
2024CV1382

SHERIFF'S RETURN OF SERVICE

03/18/2025 01:49 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 337 MARKET STREET, BERWICK, PA 18603.

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: PURCELL, KRUG & HALLER, 1719 NORTH FRONT STREET, HARRISBURG, PA 17102

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
STEVENS, MICHAEL R

Case Number
2024CV1382

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	04/30/2025
Notes:	SALE DATE & TIME: 04/23/2025 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	337 MARKET STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	03/18/25	Time:	13:49
Deputy:	#7	Mileage:	

Attorney / Originator:

Name: PURCELL, KRUG & HALLER	Phone: 717-234-4178
-------------------------------------	----------------------------

Service Attempts:

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

Service Attempt Notes:

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

2024CV1382

337 MARKET STREET, BERWICK, PA 18603

EXP: 04/30/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

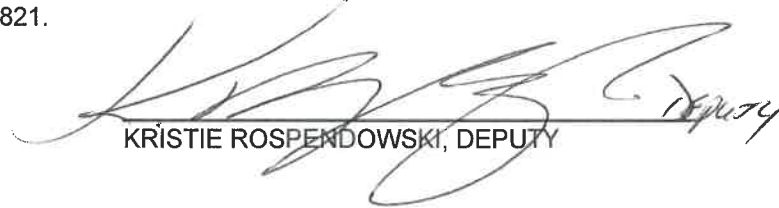


PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
MICHAEL R STEVENS

Case Number
2024CV1382

SHERIFF'S RETURN OF SERVICE

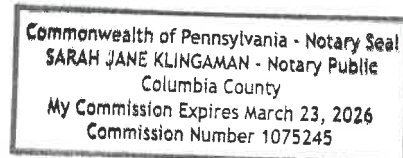
02/24/2025 02:18 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE DEBORAH STEVENS HIS MOTHER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MICHAEL R STEVENS AT 1032 STRAWBERRY RIDGE ROAD, DANVILLE, PA 17821.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 24, 2025



NOTARY

Affirmed and subscribed to before me this

24TH day of FEBRUARY, 2025



Plaintiff Attorney: PURCELL, KRUG & HALLER, 1719 NORTH FRONT STREET, HARRISBURG, PA 17102

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
STEVENS, MICHAEL R

Case Number
2024CV1382

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	7
Manner:	Deputize	Expires:	04/30/2025
Notes:	SALE DATE & TIME: 04/23/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	MICHAEL R STEVENS
Primary Address:	1032 STRAWBERRY RIDGE ROAD DANVILLE, PA 17821
Phone:	DOB:
Alternate Address:	337 MARKET STREET BERWICK, PA 18603
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	DEBORAH STEVENS		
Relation:	MOTHER		
Date:	2/06/25	Time:	1718
Deputy:	4	Mileage:	

Attorney / Originator:

Name: PURCELL, KRUG & HALLER	Phone: 717-234-4178
-------------------------------------	----------------------------

Service Attempts:

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

Notes / Special Instructions:

Now, February 06, 2025 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Montour County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

STEVENS, MICHAEL R 2024CV1382 1032 STRAWBERRY RIDGE ROAD, DANVILLE, PA 17821 EXP: 04/30/2025

Tax Notice 2025 County & Municipality
 BERWICK BORO

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
 TAX COLLECTOR
 1615 LINCOLN AVENUE
 BERWICK PA 18603

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

PHONE:570-752-7442

FOR: COLUMBIA County

DATE
 03/01/2025

BILL NO.
 6214

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY	
GENERAL	12,996	14.635	186.40	190.20	209.22	
SINKING		1.5	19.10	19.49	21.44	
LIGHT		1.25	15.92	16.25	17.06	
FIRE		2.25	28.66	29.24	30.70	
BORO RE		18.1	230.53	235.23	246.99	
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	480.61 April 30 If paid on or before	490.41 June 30 If paid on or before	525.41 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

STEVENS MICHAEL R
 1032 STRAWBERRY RIDGE RD
 DANVILLE PA 17821

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04B-04 -142-00,000		
337 MARKET ST		
.0551 acres	Land	2,500
	Buildings	10,496
Total Assessment		12,996

This tax returned to courthouse on:
January 1, 2026

FILE COPY

*Columbia County Court House
 70 Sheriff's Office
 Bloomsburg Pa. 17815*

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
MICHAEL R STEVENS

Case Number
2024CV1382

SHERIFF'S RETURN OF SERVICE

02/12/2025 12:56 PM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: OCCUPANT, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 337 MARKET STREET, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 12, 2025

NOTARY

Affirmed and subscribed to before me this

12TH day of FEBRUARY, 2025

Plaintiff Attorney: PURCELL, KRUG & HALLER, 1719 NORTH FRONT STREET, HARRISBURG, PA 17102

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
STEVENS, MICHAEL R

Case Number
2024CV1382

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 7

Manner: Adult in Charge **Expires:** 04/30/2025

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

Serve To:

Name: OCCUPANT

Primary Address: 337 MARKET STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date: 2/12/25 **Time:** 12:57

Deputy: 9 **Mileage:**

Attorney / Originator:

Name: PURCELL, KRUG & HALLER **Phone:** 717-234-4178

Service Attempts:

Date:	2/12/25					
Time:	12:57					
Mileage:						
Deputy:	4 1	2	3	4	5	6

Service Attempt Notes:

1. House vacant and condemned
- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2024CV1382

337 MARKET STREET, BERWICK, PA 18603

EXP: 04/30/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
STEVENS, MICHAEL R

Case Number
2024CV1382

SERVICE COVER SHEET

Service Details:

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

Manner: Adult in Charge **Expires:**

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

Serve To:

Name:

Primary Address:

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: **Time:**

Deputy: **Mileage:**

Attorney / Originator:

Name: **Phone:**

Service Attempts:

Date:	<input type="text" value="2/12/25"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Time:	<input type="text" value="10:27"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Mileage:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Deputy:	<input type="text" value="4"/> <input type="text" value="1"/>	<input type="text" value="2"/>	<input type="text" value="3"/>	<input type="text" value="4"/>	<input type="text" value="5"/>	<input type="text" value="6"/>

Service Attempt Notes:

1. closed on wednesdays
2. _____
3. _____
4. _____
5. _____
6. _____

GINGHER, CONNIE C.

2024CV1382

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 04/30/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
MICHAEL R STEVENS

Case Number
2024CV1382

SHERIFF'S RETURN OF SERVICE

02/12/2025 12:56 PM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: MICHAEL R STEVENS AT 337 MARKET STREET, BERWICK, PA 18603. THE ADDRESS WAS FOUND TO BE VACANT.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 12, 2025

NOTARY

Affirmed and subscribed to before me this

12TH day of FEBRUARY, 2025

Plaintiff Attorney: PURCELL, KRUG & HALLER, 1719 NORTH FRONT STREET, HARRISBURG, PA 17102

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
STEVENS, MICHAEL R

Case Number
2024CV1382

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 7

Manner: Adult in Charge **Expires:** 04/30/2025

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

Just make sure he moved to Danville ☺

Serve To:

Name: MICHAEL R STEVENS

Primary Address: 337 MARKET STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address: ~~1032 STRAWBERRY RIDGE ROAD~~
~~DANVILLE, PA 17821~~

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Vacant

Date: 2/12/25 **Time:** 12:56

Deputy: 9 **Mileage:**

Attorney / Originator:

Name: PURCELL, KRUG & HALLER **Phone:** 717-234-4178

Service Attempts:

Date:	2/10/24	2/12/25				
Time:	2:21 PM	12:56				
Mileage:						
Deputy:	4 1	9 2	3	4	5	6

Service Attempt Notes:

1. J-Net says Berwick, license expired in 2007
2. House is vacant and condemned
3. _____
4. _____
5. _____
6. _____

STEVENS, MICHAEL R

2024CV1382

337 MARKET STREET, BERWICK, PA 18603

EXP: 04/30/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
STEVENS, MICHAEL R

Case Number
2024CV1382

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	7
Manner:	Adult in Charge	Expires:	04/30/2025
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 Co.		
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815		
Phone:		DOB:	
Alternate Address:			
Phone:			

Final Service:

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

Attorney / Originator:

Name: PURCELL, KRUG & HALLER	Phone: 717-234-4178
-------------------------------------	----------------------------

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2024CV1382 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 04/30/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
STEVENS, MICHAEL R

Case Number
2024CV1382

SERVICE COVER SHEET

Service Details:

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

Manner: < Not Specified > **Expires:**

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 Adult In Charge · Posted · Other

Adult In Charge: Lynn Dixon

Relation: Employee

Date: 02/12/25 **Time:** 09:15

Deputy: #7 **Mileage:**

Attorney / Originator:

Name: PURCELL, KRUG & HALLER **Phone:** 717-234-4178

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2024CV1382

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 04/30/2025

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 02/11/2025

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

Ad ID: 247350
Description: Stevens Sale
Run Dates: 04/02/2025 - 04/16/2025
Class: 0002
Orig User: sshotwel
Words: 756
Lines: 84
Agate Lines: 225
Depth: 9.33
Blind Box:

Total Ad Cost \$1,600.25
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	04/02/2025	04/16/2025	3	1,600.25

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV1382

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 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 Westerly side of Market Street at the corner of lot now or late of the Estate of J. W. Mather; 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 Ent Myerley and Susette Ent Morris; THENCE along the same, parallel with Bowman Street in a Northerly 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 Southerly, 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 the land appurtenant thereto.

HAVING thereon erected the southerly one-half frame dwelling known and numbered as 337 MARKET STREET BERWICK, PA 18603
PARCEL # 04B-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 documents composing the chain of title, or as 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. 2009-08265, granted and conveyed unto Michael R. Stevens.

PROPERTY ADDRESS: 337 MARKET STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-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

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 6, 2025

Re: Sheriffs Sale Advertising Dates

PENNSYLVANIA HOUSING FINANCE AGENCY
VS.
MICHAEL R. STEVENS

No. 1382 of 2024 J.D. and No. 7 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

REAL ESTATE OUTLINE

ED # 2025 ED 7

DATE RECEIVED 2-5-2025
DOCKET AND INDEX 2024 CV 1382

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>255174</u>

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

SALE DATE April 23rd 25 TIME 9:00am
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER 1ST WEEK _____
 2ND WEEK _____
 3RD WEEK _____

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV1382

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 or parcel of land lying and being situate n the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Westerly side of Market Street at the corner of lot now or late of the Estate of J. W. Mather; 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 Ent Myerley and Susette Ent Morris; THENCE along the same, parallel with Bowman Street in a Northerly 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 Southerly, 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 the land appurtenant thereto.

HAVING thereon erected the southerly one-half frame dwelling known and numbered as 337 MARKET STREET BERWICK, PA 18603
PARCEL # 04B-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 documents composing the chain of title, or as 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. 2009-08265, granted and conveyed unto Michael R. Stevens.

PROPERTY ADDRESS: 337 MARKET STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-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 T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

ALL THAT CERTAIN piece or parcel of land lying and being situated 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 Westerly side of Market Street at the corner of lot now or late of the Estate of J. W. Mather; 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 Ent Myerley and Susette Ent Morris; THENCE along the same, parallel with Bowman Street in a Northerly 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 Southerly, 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 the land appurtenant thereto.

HAVING thereon erected the southerly one-half frame dwelling known and numbered as 337 MARKET STREET BERWICK, PA 18603

PARCEL #: 04B-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 documents composing the chain of title, or as 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. 2009-08265, granted and conveyed unto Michael R. Stevens.

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendant: **MICHAEL R. STEVENS**

Filed to No. **2024-CV-1382**

INSTRUCTIONS

This is real estate execution. The property is located at:

337 MARKET STREET, BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

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

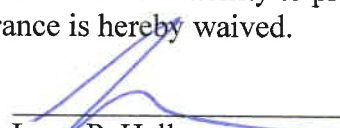
MICHAEL R. STEVENS
337 MARKET STREET
BERWICK, PA 18603

MICHAEL R. STEVENS
1032 STRAWBERRY RIDGE ROAD
DANVILLE, PA 17821-8212

WAIVER OF WATCHMAN AND INSURANCE

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

NOW, February 4, 2025 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

SHERIFF'S SALE

By virtue of a Writ of Execution No.

2024-CV-1382

PENNSYLVANIA HOUSING FINANCE AGENCY

Plaintiff

vs

MICHAEL R. STEVENS

Defendant

Real Estate: 337 MARKET STREET, BERWICK, PA 18603

Municipality: BOROUGH OF BERWICK

Dimensions: 25 x 96

See Instrument #: 2009-08265

Tax Parcel #: 04B-04-142-00,000

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE PROPERTY OF MICHAEL R. STEVENS UNDER COLUMBIA COUNTY,
PA JUDGMENT NO. 2024-CV-1382

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17104
(717) 234-4178

TO THE SHERIFF OF COLUMBIA COUNTY:

2 OF 2

REQUEST FOR SERVICE – post property

DATE: February 4, 2025

FROM:

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

CASE CAPTION:

PENNSYLVANIA HOUSING FINANCE AGENCY

VS.

MICHAEL R. STEVENS

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2024-CV-1382

SERVICE TO BE MADE ON DEFENDANT:

MICHAEL R. STEVENS

ADDRESS FOR SERVICE *:**

337 MARKET STREET
BERWICK, PA 18603 COLUMBIA

***** POST PROPERTY WITH SHERIFF HANDBILL**

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

SHERIFF:

FOR SHF SALE DATE: TBD

I am submitting documentation necessary to schedule a Sheriff's sale of real estate. If you require anything further or have any questions as to content or format, please contact either of the undersigned.

Thank you.

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

*** Inquiries should be directed to:**

Robin Forry @ rforry@pkh.com or 717-234-4178 x124.

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

MICHAEL R. STEVENS,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2024-CV-1382

2025 - ED - 7
IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **337 MARKET STREET, BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment	\$45,925.20
TOTAL WRIT	\$45,925.20

PLUS COSTS:

Dated: 2/5/2025

Stephanie Stroup
PROTHONOTARY

(SEAL)

By Melissa Traugh
DEPUTY

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

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

MICHAEL R. STEVENS,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2024-CV-1382

2025 - EP - 7
IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **337 MARKET STREET, BERWICK, PA 18603:**

FILED
RECORDED
2025 FEB -5 AM 11:56
CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PA

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

MICHAEL R. STEVENS
337 MARKET STREET
BERWICK, PA 18603

MICHAEL R. STEVENS
1032 STRAWBERRY RIDGE ROAD
DANVILLE, PA 17821-8212

2. Name and address of Defendant in the Judgment, if different from that listed. in (1) above: **SAME**

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

4. Name and address of last recorded **holder of every mortgage** of record:
PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

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

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: **UNKNOWN**

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:

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Small Business Administration
 1150 First Avenue
 Suite 1001
 King Of Prussia, PA 19406



9590 9402 9203 4225 2612 35

2. Article Number (Transfer from service label):

9589 0710 5270 1849 1005 21

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) Date of Delivery
 J. P. ... 2/12/25

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

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

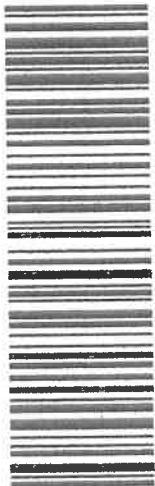
Domestic Return Receipt

AFTER FIVE DAYS RETURN TO
TIMOTHY T. CHAMBERLAIN
SHERIFF



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

CERTIFIED MAIL®



9589 0710 5270 1849 1000 29

[Handwritten signature]

Small Business Administration
 1150 First Avenue Suite 1001
 King Of Prussia, PA 19406

MIXIE 171 DE 1

RETURN TO SENDER
UNABLE TO LEGIBLY
FORWARD

1242530388

BC: 1781503888 * 2419



9589 0720 5270 1849 1005 38

Article Number (Transfer from service label)

9590 9402 9203 4225 2612 42



PA Dept of Revenue
(Bureau of Compliance)
Dept 261230
Harrisburg, PA 17123-1230

Article Addressed to:

or on the front if space permits.

Attach this card to the back of the mailpiece.

so that we can return the card to you.

Print your name and address on the reverse

Complete items 1, 2, and 3.

SENDER: COMPLETE THIS SECTION

3. Service Type

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

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

B. Received by (Printed Name)

C. Date of Delivery

Agent Addressee

Signature

COMPLETE THIS SECTION ON DELIVERY

Domestic Return Receipt

9589 0720 5270 1849 1000 26

Article Number (Transfer from service label)

9590 9402 9203 4225 2612 11



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

Article Addressed to:

or on the front if space permits.

Attach this card to the back of the mailpiece.

so that we can return the card to you.

Print your name and address on the reverse

Complete items 1, 2, and 3.

SENDER: COMPLETE THIS SECTION

3. Service Type

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

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

B. Received by (Printed Name)

C. Date of Delivery

Agent Addressee

Signature

COMPLETE THIS SECTION ON DELIVERY

Domestic Return Receipt

9589 0720 5270 1849 1002 27

Article Number (Transfer from service label)

9590 9402 9203 4225 2613 58

Dept. of Public Welfare
TRC Casualty Unit - State Recovery
PO Box 8486 Willow Oak Bldg
Harrisburg, PA 17105

Article Addressed to:

or on the front if space permits.

Attach this card to the back of the mailpiece.

so that we can return the card to you.

Print your name and address on the reverse

Complete items 1, 2, and 3.

SENDER: COMPLETE THIS SECTION

3. Service Type

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

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

B. Received by (Printed Name)

C. Date of Delivery

Agent Addressee

Signature

COMPLETE THIS SECTION ON DELIVERY

Domestic Return Receipt

WZ523559-04-21

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

255174

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102



First National Bank
60-1809/433

CHECK NO. 255174

CHECK DATE 02/03/2025

PAY TO THE ORDER OF Two thousand and NO/100*****

COLUMBIA COUNTY SHERIFF

CHECK AMOUNT \$2,000.00

VOID AFTER 90 DAYS



[Handwritten Signature]

AUTHORIZED SIGNATURE

⑈ 255174⑈ ⑆043318092⑆ 513209312⑈

2024-CV-1382

Security Features Included Details on back.