

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
JEFFERY THOMAS

Case Number
2023CV156

PROPERTY ADDRESS

7 RAY THOMAS LANE, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

| <i>DATE</i> | <i>CATEGORY</i> | <i>MEMO</i> | <i>CHK #</i> | <i>DEBIT</i> | <i>CREDIT</i> |
|-------------|---------------------------------|-------------|--------------|-------------------|-------------------|
| 09/29/2025 | Advance Fee | Advance Fee | 95705 | \$0.00 | \$2,000.00 |
| 09/29/2025 | Advertising Sale (Newspaper) | | | \$15.00 | \$0.00 |
| 09/29/2025 | Advertising Sale Bills & Copies | | | \$17.50 | \$0.00 |
| 09/29/2025 | Crying Sale | | | \$10.00 | \$0.00 |
| 09/29/2025 | Docketing | | | \$15.00 | \$0.00 |
| 09/29/2025 | Levy | | | \$15.00 | \$0.00 |
| 09/29/2025 | Mailing Costs | | | \$90.00 | \$0.00 |
| 09/29/2025 | Posting Handbill | | | \$15.00 | \$0.00 |
| 09/29/2025 | Sheriff Automation Fund | | | \$50.00 | \$0.00 |
| 09/29/2025 | Web Posting | | | \$100.00 | \$0.00 |
| 01/06/2026 | Service | | | \$45.00 | \$0.00 |
| 01/06/2026 | Tax Claim Search | | | \$15.00 | \$0.00 |
| 01/06/2026 | Surcharge | | | \$40.00 | \$0.00 |
| 01/06/2026 | Copies | | | \$11.50 | \$0.00 |
| 01/06/2026 | Notary Fee | | | \$10.00 | \$0.00 |
| 01/06/2026 | Service Mileage | | | \$10.00 | \$0.00 |
| 01/06/2026 | Refund | | | \$1,541.00 | \$0.00 |
| | | | | \$2,000.00 | \$2,000.00 |

| | |
|-----------------------|---------------|
| TOTAL BALANCE: | \$0.00 |
|-----------------------|---------------|



Henry & Beaver
ATTORNEYS AT LAW

Wiley P. Parker*
John H. Whitmoyer
Kevin M. Richards
Marc A. Hess
Amy B. Leonard
Roberta J. Santiago
Heather A. Eggert
Toby J. Burris

937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
www.henrybeaver.com

Charles V. Henry, III
1960 - 2022
R. Hart Beaver
1964 - 2004

Phone (717) 274-3644, Ext. 115
Fax (717) 274-6782
hess@henrybeaver.com

*Certified in Civil Trial Advocacy by the
National Board of Trial Advocacy

January 6, 2026

VIA FACSIMILE 570-389-5625
AND U.S. MAIL

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

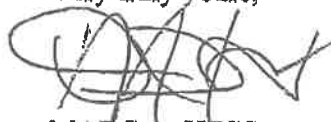
Re: Fulton Bank, N.A. s/b/m FNB Bank, N.A. v. Jeffery S. Thomas
No. 2023-CV-156 / 2025-ED-81
Sheriff's Sale of 7 Ray Thomas Lane, Bloomsburg, Pennsylvania 17815.

Dear Sheriff Chamberlain:

Please cancel the Sheriff's Sale in the above matter scheduled for February 4, 2026, and return the Writ to the Prothonotary. Please provide us with your final cost sheet in this matter.

Thank you for your attention to this matter. If you have any questions or comments, or need anything further from me, please feel free to contact me.

Very truly yours,


MARC A. HESS

/lif

cc: Ms. Finalie Reid, Fulton Bank, N.A.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
JEFFERY THOMAS


Case Number
2023CV156

SHERIFF'S RETURN OF SERVICE

12/26/2025 02:45 PM - DEPUTY SCOTT MAYERNICK, 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 7 RAY THOMAS LANE, BLOOMSBURG, PA 17815.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 29, 2025

NOTARY

Affirmed and subscribed to before me this

29TH day of DECEMBER, 2025

Plaintiff Attorney: HENRY & BEAVER LLP, P.O. BOX 1140, LEBANON, PA 17042

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
JEFFERY THOMAS

Case Number
2023CV156

SHERIFF'S RETURN OF SERVICE

10/15/2025 12:43 PM - I, DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: JEFFERY THOMAS, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND" AT 7 RAY THOMAS LANE, BLOOMSBURG, PA 17815.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

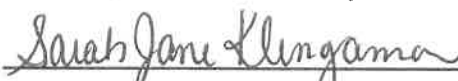
October 15, 2025

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

15TH day of OCTOBER, 2025



Plaintiff Attorney: HENRY & BEAVER LLP, P.O. BOX 1140, LEBANON, PA 17042

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
THOMAS, JEFFERY

Case Number
2023CV156

SERVICE COVER SHEET

Service Details:

| | | |
|--|----------------------------|-----------------|
| Category: Real Estate Sale - Posting - Sale Bill | Zone: | |
| Manner: < Not Specified > | Expires: 12/16/2025 | Warrant: |
| Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM SHERIFF'S SALE BILL | | |

Serve To:

| |
|---|
| Name: (POSTING) |
| Primary Address: 7 RAY THOMAS LANE BLOOMSBURG, PA 17815 |
| Phone: DOB: |
| Alternate Address: |
| Phone: |

Final Service:

| | |
|---|--------------------|
| Served: Personally · Adult In Charge · <u>Posted</u> · Other | |
| Adult In Charge: | |
| Relation: | |
| Date: 12-26-25 | Time: 14:45 |
| Deputy: 3 | Mileage: |

Attorney / Originator:

| | |
|---------------------------------|---------------|
| Name: HENRY & BEAVER LLP | Phone: |
|---------------------------------|---------------|

Service Attempts:

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

Service Attempt Notes:

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

(POSTING)

2023CV156

7 RAY THOMAS LANE, BLOOMSBURG, PA 17815

EXP: 12/16/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
THOMAS, JEFFERY

Case Number
2023CV156

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 81

Manner: Personal **Expires:** 12/16/2025 **Warrant:**

Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Jeffery S. Thomas ^{Scott} 192-66-0837

Serve To:

Name: JEFFERY THOMAS

Primary Address: 7 RAY THOMAS LANE
BLOOMSBURG, PA 17815

Phone: **DOB:** 08/04/1970

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge:

Relation: Unable to locate

Date: 10/15/25 **Time:** 12:43

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER LLP **Phone:**

Service Attempts:

| | | | | | | |
|-----------------|---------|---------|---------|---------|----------|---|
| Date: | 10/3/25 | 10/6/25 | 10/7/25 | 10/8/25 | 10/15/25 | |
| Time: | 10:48 | 9:05 | 7:44 | 11:55 | 12:39 | |
| Mileage: | — | — | — | — | — | |
| Deputy: | 51 | 52 | 5 | 84 | 5 | 6 |

Service Attempt Notes:

1. Nobody around.
 2. No answer.
 3. Checked J-NET, no new info.
 4. No Answer / CC
 5. Checked Post Office. No new info.
 - 6.
- Kawnee 2 @

* One Source

- Steve Shannon 2

THOMAS, JEFFERY

2023CV156

7 RAY THOMAS LANE, BLOOMSBURG, PA 17815

EXP 12/16/2025

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A.
s/b/m FNB BANK, N.A.
Plaintiff

vs.

JEFFERY S. THOMAS,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2023-CV-156

2025-ED-81

WRIT OF EXECUTION

NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of Three Hundred Dollars (\$300.00). There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

HENRY & BEAVER LLP

By: 

MARC A. HESS
I.D. #55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042
(717) 274-3644
Attorney for Plaintiff

AMERICANS WITH DISABILITIES ACT OF 1990

The Court of Common Pleas of Columbia County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact the Court Administrator's Office at (570) 389-5667. All arrangements must be made at least 72 hours prior to any hearing or business before the Court. You must attend the scheduled conference or hearing.

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A.
s/b/m FNB BANK, N.A.
Plaintiff

vs.

JEFFERY S. THOMAS,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2023-CV-156

: 2025-ED-81

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against Jeffery S. Thomas,
Defendant.

1. You are directed to levy upon the property of the Defendant commonly known
as **7 Ray Thomas Lane, Bloomsburg, Hemlock Township, Columbia County,
Pennsylvania 17815**, and as more fully described on Exhibit "A" attached hereto.

2. You are directed to attach the property of the Defendant not levied upon in the possession of: n/a

3. If property of the Defendant not levied upon and subject to attachment is found in the possession of anyone other than a named Garnishee, you are directed to notify him/her that he/she has been added as a Garnishee and is enjoined as above stated.

4. Amount Due:

| | |
|--|----------------------|
| Principal - | \$ 96,121.08 |
| Interest to 2/6/2023 - | 7,038.26 |
| Late Fees to 2/6/2023 - | 378.64 |
| Escrow Deficiency - | 6,832.53 |
| Actual Legal Fees and Costs Incurred to Date of Filing - | 993.70 |
| Total - | <u>\$ 111,364.21</u> |

Plus interest after February 6, 2023, and continuing after entry of judgment at the contract rate (\$7.90 per diem), actual and additional attorney's fees and costs incurred, additional late fees after February 6, 2023, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and incidental to suit, execution and levy.

9/17/2025
Seal of the Court

Stephanie Stroup
Prothonotary
Proth & Clerk of Gov Courts
My Com. Expires Monday of 2028

By: Melissa Trough
Deputy

**MAJOR EXEMPTIONS UNDER PENNSYLVANIA
AND FEDERAL LAW**

1. \$300.00 statutory exemption.
2. Bibles, school books, sewing machines, uniforms and equipment.
3. Most wages and unemployment compensation.
4. Social Security benefits.
5. Certain retirement funds and accounts.
6. Certain veteran and armed forces benefits.
7. Certain insurance proceeds.
8. Such other exemptions as may be provided by law.

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A.
s/b/m FNB BANK, N.A.
Plaintiff

vs.

JEFFERY S. THOMAS,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

:
: No. 2023-CV-156

: 2025-ED-81
:
:

CLAIM FOR EXEMPTION

TO THE SHERIFF:

I, the above-named Defendant, claim exemption of property from levy or attachment:

1. From my personal property in my possession which has been levied upon,

a. I desire that my \$300.00 statutory exemption be

_____ (i) set aside in kind (specify property to be set aside in kind): _____
_____;

_____ (ii) paid in cash following the sale of the property levied upon; or

b. I claim the following exemption (specify the property and basis of exemption): _____.

2. From my property which is in the possession of a third party, I claim the following exemptions:

a. My \$300.00 statutory exemption: _____ in cash; _____ in kind
(specify property): _____

b. Social Security benefits on deposit in the amount of \$ _____.

c. Other (specify amount and basis of exemption): _____

I request a prompt court hearing to determine the exemption.

Notice of the hearing should be given to me at

Address

Telephone Number

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

Date: _____

Defendant

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF OF COLUMBIA COUNTY, Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania 17815. Telephone Number (570) 389-5625.

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A.
s/b/m FNB BANK, N.A.
Plaintiff

vs.

JEFFERY S. THOMAS,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

:
: No. 2023-CV-156

:
: 2025-ED-81
:

CERTIFICATE OF COMPLIANCE

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

HENRY & BEAVER LLP

By: 

MARC A. HESS

I.D. #55774

Attorney for Plaintiff

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Hemlock, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a P.K. nail in the center of State Route No. 4007, being a common corner of lands now or formerly of Margaret J. Thomas; thence along Thomas the following courses and distances, North 24 degrees 39 minutes 40 seconds West, 109.24 feet to an iron pin (set); thence South 77 degrees 58 minutes 00 seconds West, 176.80 feet to an iron pin (set); thence South 06 degrees 56 minutes 00 seconds West, 214.90 feet to an iron pin (set); thence South 55 degrees 44 minutes 00 seconds West, 23.20 feet to an iron pin (set); thence along other lands now or formerly of Margaret J. Thomas the following courses and distances, North 59 degrees 20 minutes 40 seconds West, 29.00 feet to an iron pin (set); thence North 79 degrees 41 minutes 00 seconds West, 41.50 feet to an iron pin (set); thence North 00 degrees 36 minutes 00 seconds East, 122.26 feet to an iron pin (set); thence North 60 degrees 59 minutes 20 seconds West, 815.62 feet to an iron pin (set) in line of land now or formerly of John A. and Angela S. Yohey; thence along Yohey North 49 degrees 53 minutes 50 Seconds East, 829.00 feet to an iron pin (found); thence along Yohey South 24 degrees 24 minutes 40 seconds East, 988.24 feet to a P.K. nail (set) in the center of State Route No. 4007; thence along said State Route South 06 degrees 26 minutes 10 seconds West, 10.22 feet to a P.K. nail (set), the place of BEGINNING.

CONTAINING 10.70 acres. The aforesaid description is taken from a survey draft done by Thomas H. Parr, P.L.S., dated March 4, 1996. Being designated as Tract #1 on said survey, which is recorded in Columbia County Map Book 7 at Page 1027.

BEING the same premises which Jeffery S. Thomas and Johanna A. Thomas, now Johanna A. Summa, by their Deed dated June 3, 2011, and recorded June 8, 2011, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, at Instrument No. 201105573, granted and conveyed unto Jeffery S. Thomas.

KNOWN AS 7 Ray Thomas Lane, Bloomsburg, Pennsylvania

PARCEL NO. 18-02-017-07



HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A.
s/b/m FNB BANK, N.A.
Plaintiff

vs.

JEFFERY S. THOMAS,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2023-CV-156

: 2025-ED-81

**NOTICE OF SHERIFF'S SALE PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2**

TAKE NOTICE that a Sheriff's sale of valuable real estate is scheduled to be sold
at a public online auction conducted at:

<https://www.bid4assets.com/ColumbiaPASheriffSales>

(or such other location as designated by the Sheriff on or before the date of sale) on

February
4th, 2025
9:00 A.M.
PREVAILING LOCAL TIME

of all the estates, rights, titles, properties, claims and demands of the property of Jeffery
S. Thomas which are more fully described below:

OWNER OF PROPERTY: Jeffery S. Thomas

LOCATION OF PROPERTY
TO BE SOLD: 7 Ray Thomas Lane
Bloomsburg, Hemlock Township,
Columbia County, Pennsylvania

DESCRIPTION OF PROPERTY
TO BE SOLD: A legal description is attached hereto,
incorporated herein and identified as Exhibit
"A".

IMPROVEMENTS ON PROPERTY: together with all improvements
and appurtenances.

This Sheriff's sale takes place pursuant to a Judgment against Jeffery S. Thomas in favor of Fulton Bank, N.A. s/b/m FNB Bank, N.A. which Judgment was entered at No. 2023-CV-156 in the amount of:

| | |
|---|---------------|
| Principal - | \$ 96,121.08 |
| Interest to 2/6/2023 - | 7,038.26 |
| Late Fees to 2/6/2023 - | 378.64 |
| Escrow Deficiency - | 6,832.53 |
| Actual Legal Fees and Costs Incurred to Date of Filing - | <u>993.70</u> |
| Total - | \$ 111,364.21 |

Plus interest after February 6, 2023, and continuing after entry of judgment at the contract rate (\$7.90 per diem), actual and additional attorney's fees and costs incurred, additional late fees after February 6, 2023, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and incidental to suit, execution and levy.

TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the Sheriff's sale and distribution will be made in accordance with that Schedule of Distribution unless exceptions are filed thereto within ten (10) days after the filing of the Schedule of Distribution. No further notice of the filing of Schedule of Distribution will be given.

YOU MAY HAVE A LIEN OR OTHER INTEREST IN THE ABOVE PROPERTY. Any lien or interest you have in the above property may be forever lost or otherwise impaired if you do not properly take action to protect such lien or interest. You may have legal rights to prevent any lien or interest you have in the above property from being lost or otherwise impaired. For example, before the Sheriff's Sale, you may file a petition with the above Court of Common Pleas in order to open or strike the above judgment, or to stay or set aside the Sheriff's Sale, if you feel you have a defense or objection to the judgment or the execution procedures used, or for any other proper causes. After the Sheriff's Sale, but before delivery of the Sheriff's Deed to the real property, a petition to set aside the Sheriff's Sale for a grossly inadequate price or for any other proper causes also may be filed with said Court. You also may have the right to free legal help. A lawyer can advise you more specifically of these and other rights you may have regarding the above matters. If you wish to exercise your rights, however, you must act promptly or you may lose such rights.

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 FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

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

Marc A. Hess
I.D. #55774
HENRY & BEAVER LLP
Attorney for Plaintiff

Timothy T. Chamberlain
Sheriff of Columbia County

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
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FULTON BANK, N.A.
s/b/m FNB BANK, N.A.
Plaintiff

vs.

JEFFERY S. THOMAS,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2023-CV-156
:
:
:

CERTIFICATE OF COMPLIANCE

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

HENRY & BEAVER LLP

By: 

MARC A. HESS

I.D. #55774

Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
THOMAS, JEFFERY

Case Number
2023CV156

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 81

Manner: Adult in Charge **Expires:** 12/16/2025 **Warrant:**

Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 7 RAY THOMAS LANE
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Unable to locate

Date: 10/15/25 **Time:** 12:43

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER LLP **Phone:**

Service Attempts:

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

Service Attempt Notes:

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

OCCUPANT

2023CV156

7 RAY THOMAS LANE, BLOOMSBURG, PA 17815

EXP: 12/16/2025

OWNER OF PROPERTY: Jeffery S. Thomas

LOCATION OF PROPERTY
TO BE SOLD: 7 Ray Thomas Lane
Bloomsburg, Hemlock Township,
Columbia County, Pennsylvania

DESCRIPTION OF PROPERTY
TO BE SOLD: A legal description is attached hereto,
incorporated herein and identified as Exhibit
"A".

IMPROVEMENTS ON PROPERTY: together with all improvements
and appurtenances.

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| Escrow Deficiency - | 6,832.53 |
| Actual Legal Fees and Costs Incurred to Date of Filing - | 993.70 |
| Total - | <u>\$ 111,364.21</u> |

Plus interest after February 6, 2023, and continuing after entry of judgment at the contract rate (\$7.90 per diem), actual and additional attorney's fees and costs incurred, additional late fees after February 6, 2023, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and incidental to suit, execution and levy.

TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the Sheriff's sale and distribution will be made in accordance with that Schedule of Distribution unless exceptions are filed thereto within ten (10) days after the filing of the Schedule of Distribution. No further notice of the filing of Schedule of Distribution will be given.

YOU MAY HAVE A LIEN OR OTHER INTEREST IN THE ABOVE PROPERTY.

Any lien or interest you have in the above property may be forever lost or otherwise impaired if you do not properly take action to protect such lien or interest. You may have legal rights to prevent any lien or interest you have in the above property from being lost or otherwise impaired. For example, before the Sheriff's Sale, you may file a petition with the above Court of Common Pleas in order to open or strike the above judgment, or to stay or set aside the Sheriff's Sale, if you feel you have a defense or objection to the judgment or the execution procedures used, or for any other proper causes. After the Sheriff's Sale, but before delivery of the Sheriff's Deed to the real property, a petition to set aside the Sheriff's Sale for a grossly inadequate price or for any other proper causes also may be filed with said Court. You also may have the right to free legal help. A lawyer can advise you more specifically of these and other rights you may have regarding the above matters. If you wish to exercise your rights, however, you must act promptly or you may lose such rights.

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 FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

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

Marc A. Hess
I.D. #55774
HENRY & BEAVER LLP
Attorney for Plaintiff

Timothy T. Chamberlain
Sheriff of Columbia County

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A.
s/b/m FNB BANK, N.A.
Plaintiff

vs.

JEFFERY S. THOMAS,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

:
: No. 2023-CV-156
:
:
:

CERTIFICATE OF COMPLIANCE

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

HENRY & BEAVER LLP

By: 

MARC A. HESS

I.D. #55774

Attorney for Plaintiff

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Hemlock, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a P.K. nail in the center of State Route No. 4007, being a common corner of lands now or formerly of Margaret J. Thomas; thence along Thomas the following courses and distances, North 24 degrees 39 minutes 40 seconds West, 109.24 feet to an iron pin (set); thence South 77 degrees 58 minutes 00 seconds West, 176.80 feet to an iron pin (set); thence South 06 degrees 56 minutes 00 seconds West, 214.90 feet to an iron pin (set); thence South 55 degrees 44 minutes 00 seconds West, 23.20 feet to an iron pin (set); thence along other lands now or formerly of Margaret J. Thomas the following courses and distances, North 59 degrees 20 minutes 40 seconds West, 29.00 feet to an iron pin (set); thence North 79 degrees 41 minutes 00 seconds West, 41.50 feet to an iron pin (set); thence North 00 degrees 36 minutes 00 seconds East, 122.26 feet to an iron pin (set); thence North 60 degrees 59 minutes 20 seconds West, 815.62 feet to an iron pin (set) in line of land now or formerly of John A. and Angela S. Yohey; thence along Yohey North 49 degrees 53 minutes 50 Seconds East, 829.00 feet to an iron pin (found); thence along Yohey South 24 degrees 24 minutes 40 seconds East, 988.24 feet to a P.K. nail (set) in the center of State Route No. 4007; thence along said State Route South 06 degrees 26 minutes 10 seconds West, 10.22 feet to a P.K. nail (set), the place of BEGINNING.

CONTAINING 10.70 acres. The aforesaid description is taken from a survey draft done by Thomas H. Parr, P.L.S., dated March 4, 1996. Being designated as Tract #1 on said survey, which is recorded in Columbia County Map Book 7 at Page 1027.

BEING the same premises which Jeffery S. Thomas and Johanna A. Thomas, now Johanna A. Summa, by their Deed dated June 3, 2011, and recorded June 8, 2011, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, at Instrument No. 201105573, granted and conveyed unto Jeffery S. Thomas.

KNOWN AS 7 Ray Thomas Lane, Bloomsburg, Pennsylvania

PARCEL NO. 18-02-017-07





Denise Ottaviani, Hemlock Township Tax Collector
116 Frosty Valley Road, Bloomsburg, PA 17815
Phone # 570-784-9310

Columbia County Sheriff
Timothy T Chamberlain
P. O. Box 380
Bloomsburg PA 17815

Oct. 6, 2025

Re: Sheriff's Sale – Jeffery S. Thomas PIN 18-02-017-07,000

Mr. Chamberlain,

The 2025 real estate taxes for the property located at 7 Ray Thomas Lane, Bloomsburg PA 17815 have been paid through escrow.

County/Township Tax paid at discount \$981.89 on April 24, 2025
School Tax paid at discount \$1,388.55 on August 18, 2025

Please contact me at 570 784 9310, if you have any questions or need any other information.

Denise Ottaviani
Hemlock Township Tax Collector

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
THOMAS, JEFFERY

Case Number
2023CV156

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 81

Manner: Adult in Charge **Expires:** 12/16/2025 **Warrant:**

Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: HEMLOCK MUNICIPAL SEWER COOPERAT

Primary Address: 82 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Gary Bittenbender

Relation: Billing Agent

Date: 10/2/25 **Time:** 8:32

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER LLP **Phone:**

Service Attempts:

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

Service Attempt Notes:

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

HEMLOCK MUNICIPAL SEW

2023CV156

82 BUCKHORN ROAD, BLOOMSBURG, PA 17815

EXP: 12/16/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
THOMAS, JEFFERY

Case Number
2023CV156

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 81

Manner: Adult in Charge **Expires:** 12/16/2025 **Warrant:**

Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BLOOMSBURG AREA SCHOOL DISTRICT

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

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Julie Ezzyk

Relation: Admin. Assistant

Date: 10/2/25 **Time:** 9:30

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER LLP **Phone:**

Service Attempts:

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

Service Attempt Notes:

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

BLOOMSBURG AREA SCHI 2023CV156 728 E. 5TH STREET, BLOOMSBURG, PA 17815 EXP: 12/16/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
THOMAS, JEFFERY

Case Number
2023CV156

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 81

Manner: Adult in Charge **Expires:** 12/16/2025 **Warrant:**

Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Denise D. Ottaviani

Primary Address: 116 Frosty Valley Road
Bloomsburg, PA 17815

Phone: 570-784-9310 **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Def.

Date: 10/2/25 **Time:** 8:50

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER LLP **Phone:**

Service Attempts:

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

Service Attempt Notes:

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

OTTAVIANI, DENISE D. 2023CV156 116 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 EXP: 12/16/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
THOMAS, JEFFERY

Case Number
2023CV156

SERVICE COVER SHEET

Service Details:

| | | | |
|-----------|---|----------|------------|
| Category: | Real Estate Sale - Sale Notice | Zone: | 81 |
| Manner: | < Not Specified > | Expires: | 12/16/2025 |
| Warrant: | | | |
| Notes: | SALE DATE & TIME: 02/04/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |

Serve To:

| | | | |
|--------------------|--|--|--|
| Name: | HEMLOCK TOWNSHIP | | |
| Primary Address: | 26 FIREHALL ROAD BLOOMSBURG, PA 17815 | | |
| Phone: | DOB: | | |
| Alternate Address: | | | |
| Phone: | | | |

Final Service:

| | | | |
|------------------|--|----------|------|
| Served: | Personally <u>Adult In Charge</u> · Posted · Other | | |
| Adult In Charge: | Denise Weaver | | |
| Relation: | Township Secretary | | |
| Date: | 10/21/25 | Time: | 8:36 |
| Deputy: | 5 | Mileage: | |

Attorney / Originator:

| | | | |
|-------|--------------------|--------|--|
| Name: | HENRY & BEAVER LLP | Phone: | |
|-------|--------------------|--------|--|

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

HEMLOCK TOWNSHIP

2023CV156

26 FIREHALL ROAD, BLOOMSBURG, PA 17815

EXP: 12/16/2025

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: October 1, 2025

Re: Sheriffs Sale Advertising Dates

FULTON BANK, N.A.

VS.

Jeffrey S. Thomas

No. 156 of 2023 J.D. and No. 81 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

| | |
|----------------------|-------------------------------|
| 1 st Week | January 14 th 2026 |
| 2 nd Week | January 21 st 2026 |
| 3 rd Week | January 28 th 2026 |

SALE DATE: February 4th 2026 @ 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

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 10/02/2025

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

Ad ID: 349760
Description: Jeffrey Thomas Sale
Run Dates: 01/14/2026 - 01/28/2026
Class: 0002
Orig User: sshotwel
Words: 816
Lines: 89
Agate Lines: 240
Depth: 9.89
Blind Box:

Total Ad Cost \$1,706.00
Amount Paid \$0.00

| Publication | Start | Stop | Inserts | Cost |
|--------------------------|------------|------------|---------|----------|
| Press Enterprise - Class | 01/14/2026 | 01/28/2026 | 3 | 1,706.00 |

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV156

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, FEBRUARY 4, 2025
At 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Hemlock, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a P.K. nail in the center of State Route No. 4007, being a common corner of lands now or formerly of Margaret J. Thomas; thence along Thomas the following courses and distances, North 24 degrees 39 minutes 40 seconds West, 109.24 feet to an iron pin (set); thence South 77 degrees 58 minutes 00 seconds West, 176.80 feet to an iron pin (set); thence South 06 degrees 56 minutes 00 seconds West, 214.90 feet to an iron pin (set); thence South 55 degrees 44 minutes 00 seconds West, 23.20 feet to an iron pin (set); thence along other lands now or formerly of Margaret J. Thomas the following courses and distances, North 59 degrees 20 minutes 40 seconds West, 29.00 feet to an iron pin (set); thence North 79 degrees 41 minutes 00 seconds West, 41.50 feet to an iron pin (set); thence North 00 degrees 36 minutes 00 seconds East, 122.26 feet to an iron pin (set); thence North 60 degrees 59 minutes 20 seconds West, 815.62 feet to an iron pin (set) in line of land now or formerly of John A. and Angela S. Yohey; thence along Yohey North 49 degrees 53 minutes 50 Seconds East, 829.00 feet to an iron pin (found); thence along Yohey South 24 degrees 24 minutes 40 seconds East, 988.24 feet to a P.K. nail (set) in the center of State Route No. 4007; thence along said State Route South 06 degrees 26 minutes 10 seconds West, 10.22 feet to a P K. nail (set), the place of BEGINNING.

CONTAINING 10.70 acres. The aforesaid description is taken from a survey draft done by Thomas H. Parr, P.L.S., dated March 4, 1996.

Being designated as Tract #1 on said survey, which is recorded in Columbia County Map Book 7 at Page 1027.

BEING the same premises which Jeffery S. Thomas and Johanna A. Thomas, now Johanna A. Summa, by their Deed dated June 3, 2011, and recorded June 8, 2011, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, at Instrument No. 201105573, granted and conveyed unto Jeffery S. Thomas.

KNOWN AS 7 Ray Thomas Lane, Bloomsburg, Pennsylvania
PARCEL NO. 18-02-017-07

PROPERTY ADDRESS: 7 RAY THOMAS LANE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-02-017-07

Seized and taken into execution to be sold as the property of JEFFREY THOMAS in suit of FULTON BANK N.A.

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:
HENRY & BEAVER LLP
LEBANON, PA

TIMOTHY CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, PA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
THOMAS, JEFFERY

Case Number
2023CV156

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill **Zone:** 81

Manner: < Not Specified > **Expires:** 12/16/2025 **Warrant:**

Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 7 RAY THOMAS LANE
BLOOMSBURG, PA 17815

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: HENRY & BEAVER LLP **Phone:**

Service Attempts:

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

Service Attempt Notes:

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

(POSTING)

2023CV156

7 RAY THOMAS LANE, BLOOMSBURG, PA 17815

EXP: 12/16/2025

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A.
s/b/m FNB BANK, N.A.
Plaintiff

vs.

JEFFERY S. THOMAS,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2023-CV-156

: 2025-ED-81

AFFIDAVIT PURSUANT TO RULE 3129.1

Fulton Bank, N.A. s/b/m FNB Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed and as of the present time the following information concerning the real property located at **7 Ray Thomas Lane, Bloomsburg, Hemlock Township, Columbia County, Pennsylvania 17815**, and having a legal description as set forth on Exhibit "A" attached hereto and incorporated by reference:

1. Name and address of Owners or Reputed Owners:

| <u>Name</u> | <u>Address</u> |
|-------------------|---|
| Jeffery S. Thomas | 7 Ray Thomas Lane Bloomsburg, PA 17815 |

2. Name and address of Defendants in the judgment.

| <u>Name</u> | <u>Address</u> |
|-------------------|---|
| Jeffery S. Thomas | 7 Ray Thomas Lane Bloomsburg, PA 17815 |

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

| <u>Name</u> | <u>Address</u> |
|---|--|
| Fulton Bank, N.A. s/b/m FNB Bank, N.A. | One Penn Square Lancaster, PA 17602 |

PIF

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

| <u>Name</u> | <u>Address</u> |
|--|--|
| Fulton Bank, N.A. s/b/m FNB Bank, N.A. | One Penn Square Lancaster, PA 17602 ✓ |
| Fulton Bank, N.A. s/b/m FNB Bank, N.A. | 354 Mill Street Danville, PA 17821 ✓ |
| Mortgage Electronic Registration Systems, Inc. a/k/a MERS | 1901 East Voorhees Street, Suite C Danville, IL 61834 ✓ |

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

| <u>Name</u> | <u>Address</u> |
|-------------|----------------|
| n/a | |

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

| <u>Name</u> | <u>Address</u> |
|-------------|----------------|
| n/a | |

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

| <u>Name</u> | <u>Address</u> |
|-----------------------------------|---|
| Tenant / Occupant X | 7 Ray Thomas Lane Bloomsburg, PA 17815 |
| C. E. Beck X | 32 National Transit Building Oil City, PA 16301 |
| Amoco Production Company X | P.O. Box 3092 Houston, TX 77001 |
| Bloomsburg Area School District X | 728 East Fifth Street Bloomsburg, PA 17815 |
| Hemlock Township X | 26 Firehall Road Bloomsburg, PA 17815 |
| Tax Collector, Hemlock Township X | Denise D. Ottaviani 116 Frosty Valley Road Bloomsburg, PA 17815 |
| Columbia County Treasurer X | Main Street County Annex 11 West Main Street Bloomsburg, PA 17815 |
| Columbia County Tax Claim X | Main Street County Annex 11 West Main Street Bloomsburg, PA 17815 |

Columbia County Assessment Office Main Street County Annex
11 West Main Street ✓
Bloomsburg, PA 17815

Columbia County Domestic Relations Support Division Main Street County Annex
11 West Main Street ✓
Bloomsburg, PA 17815

Commonwealth of Pennsylvania P.O. Box 280603 ✓
Department of Revenue Harrisburg, PA 17128-0603 ✓
Bureau of Individual Taxes

Out Mail

Commonwealth of Pennsylvania P.O. Box 2675 ✓
Department of Welfare Harrisburg, PA 17105 ✓

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

Department of Human Services Willow Oak Building
T.P.L. Casualty Unit P.O. Box 8486 ✓
Estate Recovery Program Harrisburg, PA 17105 ✓

Internal Revenue Service William Green Federal Building ✓
Technical Support Group 600 Arch Street, Suite #03-A14-01 ✓
Philadelphia, PA 19106

Internal Revenue Service 600 Arch Street, Room 3259 ✓
Advisory Unit Philadelphia, PA 19106 ✓

Internal Revenue Service 7940 Kentucky Drive, Stop 2850F ✓
Advisory Consolidated Receipts Florence, KY 41042 ✓

The information provided in this Affidavit is based on a lien search which covers through September 3, 2025. Subsequent to the date of filing the Praecipe for Writ of Execution the lien search will be updated to and through the date of filing the Praecipe for Writ of Execution, and if there are any additional mortgages, judgments or liens, or any party entitled to notice of sheriff's sale as of the date of filing the Praecipe for Writ of

Execution, said Notice will be provided at least thirty (30) days prior to the sale date and an Amended Affidavit Pursuant to Rule 3129.1 will be filed.

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. §4904 relating to unsworn falsification to authorities.

Date: Sept. 15 2025

HENRY & BEAVER LLP

By: 
MARC A. HESS
I.D. #55774
Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
THOMAS, JEFFERY

Case Number
2023CV156

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 81
Manner: Adult in Charge **Expires:** 12/16/2025 **Warrant:**
Notes: SALE DATE & TIME: 02/04/2026 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: Clerk
Date: 10-2-25 **Time:** 0816
Deputy: 6 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER LLP **Phone:**

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2023CV156

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 12/16/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
THOMAS, JEFFERY

Case Number
2023CV156

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 81
Manner: Adult in Charge **Expires:** 12/16/2025 **Warrant:**
Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

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

Final Service:

Served: Personally Adult In Charge Posted · Other
Adult In Charge: Julie Klingerman
Relation: Clerk
Date: 10-2-25 **Time:** 0821
Deputy: 6 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER LLP **Phone:**

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2023CV156 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 12/16/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
THOMAS, JEFFERY

Case Number
2023CV156

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 81

Manner: Adult in Charge **Expires:** 12/16/2025 **Warrant:**

Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY TREASURERS OFFICE

Primary Address: 11 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult in Charge · Posted · Other

Adult In Charge: Heidi Knorr

Relation: Clerk

Date: 10-2-25 **Time:** 0818

Deputy: 6 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER LLP **Phone:**

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 TREASURERS OFFICE
2023CV156
11 WEST MAIN STREET, BLOOMSBURG, PA 17815
EXP: 12/16/2025

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A.
s/b/m FNB BANK, N.A.
Plaintiff

vs.

JEFFERY S. THOMAS,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

:
: No. 2023-CV-156
:
:
:

CERTIFICATE OF COMPLIANCE

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

HENRY & BEAVER LLP

By: 

MARC A. HESS

I.D. #55774

Attorney for Plaintiff

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Hemlock, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a P.K. nail in the center of State Route No. 4007, being a common corner of lands now or formerly of Margaret J. Thomas; thence along Thomas the following courses and distances, North 24 degrees 39 minutes 40 seconds West, 109.24 feet to an iron pin (set); thence South 77 degrees 58 minutes 00 seconds West, 176.80 feet to an iron pin (set); thence South 06 degrees 56 minutes 00 seconds West, 214.90 feet to an iron pin (set); thence South 55 degrees 44 minutes 00 seconds West, 23.20 feet to an iron pin (set); thence along other lands now or formerly of Margaret J. Thomas the following courses and distances, North 59 degrees 20 minutes 40 seconds West, 29.00 feet to an iron pin (set); thence North 79 degrees 41 minutes 00 seconds West, 41.50 feet to an iron pin (set); thence North 00 degrees 36 minutes 00 seconds East, 122.26 feet to an iron pin (set); thence North 60 degrees 59 minutes 20 seconds West, 815.62 feet to an iron pin (set) in line of land now or formerly of John A. and Angela S. Yohey; thence along Yohey North 49 degrees 53 minutes 50 Seconds East, 829.00 feet to an iron pin (found); thence along Yohey South 24 degrees 24 minutes 40 seconds East, 988.24 feet to a P.K. nail (set) in the center of State Route No. 4007; thence along said State Route South 06 degrees 26 minutes 10 seconds West, 10.22 feet to a P.K. nail (set), the place of BEGINNING.

CONTAINING 10.70 acres. The aforesaid description is taken from a survey draft done by Thomas H. Parr, P.L.S., dated March 4, 1996. Being designated as Tract #1 on said survey, which is recorded in Columbia County Map Book 7 at Page 1027.

BEING the same premises which Jeffery S. Thomas and Johanna A. Thomas, now Johanna A. Summa, by their Deed dated June 3, 2011, and recorded June 8, 2011, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, at Instrument No. 201105573, granted and conveyed unto Jeffery S. Thomas.

KNOWN AS 7 Ray Thomas Lane, Bloomsburg, Pennsylvania

PARCEL NO. 18-02-017-07



REAL ESTATE OUTLINE

ED # 2025 ED81

DATE RECEIVED 9.18.25
DOCKET AND INDEX 2023 CV 156

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>95705</u> |

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

SALE DATE Feb. 4 2026 TIME 9:00

POSTING DATE _____

ADV. DATES FOR NEWSPAPER

| | |
|----------------------|----------------|
| 1 ST WEEK | <u>Jan. 14</u> |
| 2 ND WEEK | <u>Jan. 21</u> |
| 3 RD WEEK | <u>Jan 28</u> |

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV156

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, FEBRUARY 04, 2026
AT 9:00 O'CLOCK A.M.**

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

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Hemlock, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a P.K. nail in the center of State Route No. 4007, being a common corner of lands now or formerly of Margaret J. Thomas; thence along Thomas the following courses and distances, North 24 degrees 39 minutes 40 seconds West, 109.24 feet to an iron pin (set); thence South 77 degrees 58 minutes 00 seconds West, 176.80 feet to an iron pin (set); thence South 06 degrees 56 minutes 00 seconds West, 214.90 feet to an iron pin (set); thence South 55 degrees 44 minutes 00 seconds West, 23.20 feet to an iron pin (set); thence along other lands now or formerly of Margaret J.

Thomas the following courses and distances, North 59 degrees 20 minutes 40 seconds

West, 29.00 feet to an iron pin (set); thence North 79 degrees 41 minutes 00 seconds

West, 41.50 feet to an iron pin (set); thence North 00 degrees 36 minutes 00 seconds East, 122.26 feet to an iron pin (set); thence North

60 degrees 59 minutes 20 seconds West, 815.62 feet to an iron pin (set) in line of land now or formerly of John A. and Angela S. Yohey;

thence along Yohey North 49 degrees 53 minutes 50 Seconds East, 829.00 feet to an iron pin (found); thence along Yohey South 24 degrees 24 minutes 40 seconds East, 988.24 feet to a P.K. nail (set) in the center of State Route No. 4007; thence along said State Route South 06 degrees 26 minutes 10 seconds West, 10.22 feet to a P.K. nail (set), the place of BEGINNING.

CONTAINING 10.70 acres. The aforesaid description is taken from a survey draft done by Thomas H. Parr, P.L.S., dated March 4, 1996. Being designated as Tract #1 on said survey, which is recorded in Columbia County Map Book 7 at Page 1027.

BEING the same premises which Jeffery S. Thomas and Johanna A. Thomas, now Johanna A. Summa, by their Deed dated June 3, 2011, and recorded June 8, 2011, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, at Instrument No. 201105573, granted and conveyed unto Jeffery S. Thomas.

KNOWN AS 7 Ray Thomas Lane, Bloomsburg, Pennsylvania

PARCEL NO. 18-02-017-07

PROPERTY ADDRESS: 7 RAY THOMAS LANE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-02-017-07

Seized and taken into execution to be sold as the property of JEFFERY THOMAS in suit of FULTON BANK N.A..

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.

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A.
s/b/m FNB BANK, N.A.
Plaintiff

vs.

JEFFERY S. THOMAS,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2023-CV-156

2025-ED-81

**AFFIDAVIT AS TO NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS OF DEFENDANT**

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF LEBANON :


Before me the undersigned authority, personally appeared Marc A. Hess, attorney for Fulton Bank, N.A., who being duly sworn according to law, deposes and says that upon reasonable investigation to the best of his knowledge and belief the Defendant is not in the active Military or Naval Service of the United States of America and that the last known address of said Defendant is 7 Ray Thomas Lane, Bloomsburg, Pennsylvania 17815.



(SEAL)

MARC A. HESS
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140

Sworn to and subscribed to before me
this 15th day of September,
2025.


Notary Public



HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A.
s/b/m FNB BANK, N.A.
Plaintiff

vs.

JEFFERY S. THOMAS,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW


: No. 2023-CV-156

: 2025-ED-81

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession (after notifying 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 thereon.

Dated: Sept. 15 2025



Marc A. Hess
Attorney for Plaintiff

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Hemlock, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

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KNOWN AS 7 Ray Thomas Lane, Bloomsburg, Pennsylvania

PARCEL NO. 18-02-017-07



Henry & Beaver^{LLP}
ATTORNEYS AT LAW

Wiley P. Parker*
John H. Whitmoyer
Kevin M. Richards
Marc A. Hess
Amy B. Leonard
Roberta J. Santiago
Heather A. Eggert
Toby J. Burris

937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
www.henrybeaver.com

Charles V. Henry, III
1960 - 2022
R. Hart Beaver
1964 - 2004

Phone (717) 274-3644, Ext. 115
Fax (717) 274-6782
hess@henrybeaver.com

*Certified in Civil Trial Advocacy by the
National Board of Trial Advocacy

September 15, 2025

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

**Re: Fulton Bank, N.A. s/b/m FNB Bank, N.A. v. Jeffery S. Thomas
No. 2023-CV-156**

Dear Sirs:

Please post the property located at: 7 Ray Thomas Lane, Bloomsburg, Hemlock Township, Columbia County, Pennsylvania 17815, with the Writ of Execution and Notice of Sheriff's Sale.

Please serve a copy of the Writ of Execution and Notice of Sheriff's Sale upon Defendant Jeffery S. Thomas at 7 Ray Thomas Lane, Bloomsburg, Hemlock Township, Columbia County, Pennsylvania 17815.

Thank you for your attention to this matter. If you have any questions or comments, please feel free to contact me.

Very truly yours,

MARC A. HESS

/lif
encl.

cc: Ms. Finalie Reid, Fulton Bank, N.A.

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:
 Common of Pennsylvania
 Dept. of Revenue
 PO Box 280603
 Harrisburg, PA 17128



9590 9402 9501 5069 5796 22

9589 0710 5270 3181 3385 01

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Signature on file Agent
 Addressee

B. Received by (Printed Name) With USPS 17107 C. Date of Delivery
OCT 04 2025

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

3. Service Type

| | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

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:
 Common of Penna
 Inheritance Tax Divisim
 6th Fl Strawberry Sq
 Dept 280601
 Harrisburg PA 17128



9

3385 18

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Signature on file Agent
 Addressee

B. Received by (Printed Name) With USPS 17107 C. Date of Delivery
OCT 04 2025

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

3. Service Type

| | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

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



9590 9402 9501 5069 5798 99

9589 0710 5270 3195 5385 08

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Signature on file Agent
 Addressee

B. Received by (Printed Name) With USPS 17107 C. Date of Delivery
OCT 04 2025

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

3. Service Type

| | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

Domestic Return Receipt

| | | | |
|--|--|---|--|
| SENDER: COMPLETE THIS SECTION | | COMPLETE THIS SECTION ON DELIVERY | |
| Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: PENNSYLVANIA DEPT OF PUBLIC WELFARE PL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. BOX 8684 WILLOW OAK BUILDING HARRISBURG, PA 17105 | | A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) SCOTT NGO C. Date of Delivery OCT 04 2025 D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No | |
| 9590 9402 9501 5069 5799 29 Article Number (Transfer from service label) 9589 0710 5270 3181 3383 58 | | 3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery | |
| PS Form 3811, July 2020 PSN 7530-02-000-9053 | | Domestic Return Receipt | |

| | | | |
|--|--|---|--|
| SENDER: COMPLETE THIS SECTION | | COMPLETE THIS SECTION ON DELIVERY | |
| Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: Fulton Bank N.A. 354 Mill Street Danville, PA 17821 | | A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) Anthony Dennis C. Date of Delivery 10.06.25 D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No | |
| 9590 9402 9501 5069 5793 49 Article Number (Transfer from service label) 9589 0710 5270 3181 3384 57 | | 3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery | |
| PS Form 3811, July 2020 PSN 7530-02-000-9053 | | Domestic Return Receipt | |

| | | | |
|--|--|---|--|
| SENDER: COMPLETE THIS SECTION | | COMPLETE THIS SECTION ON DELIVERY | |
| Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: COMMONWEALTH OF PA DEPARTMENT OF PUBLIC WELFARE P.O. BOX 2675 HARRISBURG, PA 17105 | | A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) SCOTT NGO C. Date of Delivery OCT 04 2025 D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No | |
| 9590 9402 9501 5069 5798 37 Article Number (Transfer from service label) 9589 0710 5270 3181 3383 34 | | 3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery | |
| PS Form 3811, July 2020 PSN 7530-02-000-9053 | | Domestic Return Receipt | |

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

IRS - Tech Support Group
William Green Fed. Building
200 Arch St. Suite 03A14-D
Philadelphia PA 19106



9590 9402 9501 5069 5796 46

9589 0710 5270 3181 3384 95

A. Signature

X *[Signature]*

Agent
 Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

10/6/25

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

ail Restricted Delivery

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

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, PAID AT POSTAGE

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

MERS
901 E. Voorhees St. Suite C
Danville, IL 61834



9590 9402 9501 5069 5793 56

Article Number (Transfer from service label)

9589 0710 5270 3181 3384 40

A. Signature

X *[Signature]*

Agent
 Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

10/6/25

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

ail Restricted Delivery

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

U.S. Treasury Department
600 Arch Street
Room 3259
Philadelphia, PA 19106



9590 9402 9501 5069 5799 12

Article Number (Transfer from service label)

9589 0710 5270 3181 3383 41

A. Signature

X *[Signature]*

Agent
 Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

10/6/25

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

ail Restricted Delivery

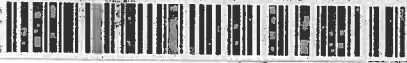
S Form 3811, July 2020 PSN 7530-02-000-9053

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:
 Internal Revenue Service
 Advisory Unit Room 3259
 900 Arch Street
 Philadelphia, PA 19104



COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 X *[Signature]*

B. Received by (Printed Name) *PHZ* C. Date of Delivery *10/6/25*

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

3. Service Type

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

Domestic Return Receipt

TOP OF ENVELOPE TO THE RIGHT

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:
 Fulton Bank N.A.
 One Penn Sq
 Lancaster, PA
 17602



9590 9402 9501 5069 5793 32

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 X *[Signature]*

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *10/10/25*

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

3. Service Type

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

9589 0710 5270 3181 3384 64

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

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



9590 9402 9501 5069 5799 05

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 X *[Signature]*

B. Received by (Printed Name) *James Klever* C. Date of Delivery *OCT 04 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

2. Article Number (Transfer from service label)
 9589 0710 5270 3181 3384 64

Domestic Return Receipt

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

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

Article Addressed to:
Internal Rev. Service
940 Kentucky Dr.
Stop 2850F
Florence, KY 41042



9590 9402 9501 5069 5793 25

Article Number (Transfer from service label):
9589 0710 5270 3181 3384 71

A. Signature
X *[Signature]* Agent Addressee

B. Received by (Printed Name) *[Signature]* C. Date of Delivery
INITIAL REVENUE SERVICE

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

OCT 06 2025

CAMPUS SUPPORT
FLORENCE, KY
MAIL UNIT # 32

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 Mail Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

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



9590 9402 9501 5069 5798 82

Article Number (Transfer from service label):
9589 0710 5270 3195 5384 92

A. Signature
X *[Signature]* Agent Addressee

B. Received by (Printed Name) *[Signature]* C. Date of Delivery
10-6

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

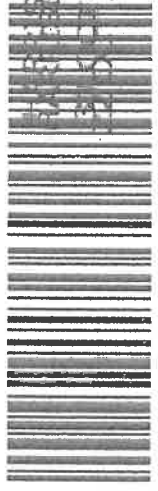
3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Mail Restricted Delivery (over \$500)

AFTER FIVE DAYS RETURN TO
TIMOTHY T. CHAMBERLAIN
SHERIFF

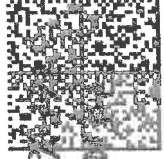


Columbia County
Court House - P.O. Box 380
Bloomsburg, PA 17815

CERTIFIED MAIL



9589 0710 5270 3181 3383 89



US POSTAGE



ZIP 17815 \$010.44⁰
02 4W
0000379331 OCT. 22 2025

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

RIS

17105-801616

HOED TO LIGHT TO VIEW TRUE WATERMARK IN PAPER HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

HENRY & BEAVER LLP

P. O. Box 1140
Lebanon, PA 17042-1140
717-274-3644

Fulton Bank

60-142/313

95705

Security features. Details on back.

Two thousand and NO/100

PAY
TO THE
ORDER
OF

Sheriff of Columbia County
35 W. Main Street
Bloomsburg, PA 17815

AMOUNT

2000.00

DATE

09/12/2025

General Account / Void After 180 Days



[Handwritten Signature]

AUTHORIZED SIGNATURE

⑈095705⑈ ⑆03130142⑆ 0001135236⑈

2025 E081