

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK
vs.
MICHELE OPIE

Case Number
2025CV920

PROPERTY ADDRESS

344 SANDT STREET, CATAWISSA, PA 17820

REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
10/07/2025	Advertising Sale (Newspaper)			\$15.00	\$0.00
10/07/2025	Advertising Sale Bills & Copies			\$17.50	\$0.00
10/07/2025	Crying Sale			\$10.00	\$0.00
10/07/2025	Docketing			\$15.00	\$0.00
10/07/2025	Levy			\$15.00	\$0.00
10/07/2025	Mailing Costs			\$66.00	\$0.00
10/07/2025	Posting Handbill			\$15.00	\$0.00
10/07/2025	Press Enterprise Inc.			\$2,488.55	\$0.00
10/07/2025	Sheriff Automation Fund			\$50.00	\$0.00
10/07/2025	Web Posting			\$100.00	\$0.00
10/21/2025	Advance Fee	Advance Fee	739578	\$0.00	\$2,000.00
12/29/2025	Service			\$315.00	\$0.00
12/29/2025	Service Mileage			\$10.00	\$0.00
12/29/2025	Copies			\$11.50	\$0.00
12/29/2025	Notary Fee			\$10.00	\$0.00
12/29/2025	Tax Claim Search			\$15.00	\$0.00
12/29/2025	Surcharge			\$40.00	\$0.00
03/09/2026	Continued or Cancelled Sale	Postponed to: 3/18/2026		\$10.00	\$0.00
03/17/2026	Continued or Cancelled Sale	Postponed to: 4/22/2026		\$10.00	\$0.00
				\$3,213.55	\$2,000.00
TOTAL BALANCE:				\$(1,213.55)	



McCalla Raymer Leibert Pierce, LLP

485F Route 1 South, Suite 300
Iselin, NJ 08830-3072
T. (445) 207-4041
www.mccalla.com

ALABAMA	NEVADA
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ILLINOIS	PENNSYLVANIA
KENTUCKY	TEXAS
MISSISSIPPI	WASHINGTON

April 22, 2026

Columbia County Sheriff's Department
35 West Main Street
PO Box 380,
Bloomsburg, PA 17815
Via Email: tchamberlain@columbiapa.org

Re: Request to Stay a Foreclosure Sale
PNC Bank, National Association v. Michele D Opie
Columbia County Court of Common Pleas
Case No.: 2025-CV-920
Property Address: 344 Sandt St, Catawissa, PA 17820

Dear Sir or Madam:

Kindly stay the Sheriff's Sale of the above referenced property scheduled for April 22, 2026.

If you have any questions or require additional documentation, please do not hesitate to contact me at 445-207-4041 or via email at PASales@mccalla.com. Thank you for your assistance.

Sincerely,

By: /s/Dylan Chess
Dylan Chess, Esquire
Attorneys for Plaintiff

4/21/26, 12:09 PM

United
Middle

Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed entered on 04/21/2026 at 12:08 PM and filed on 04/21/2026.

Michele Opie
344 Sandt St.
Catawissa, PA 17820
570-951-7770
SSN / ITIN: xxx-xx-1076

The case was assigned case number 5:26-bk-01095.

In most instances, the filing of the bankruptcy case automatically stays your attempt to collect a debt or take other action in violation of the automatic stay. Under certain circumstances, the stay may be limited to 30 days or less. You may attempt to collect a debt or take other action in violation of the automatic stay in this case.

To view the bankruptcy petition and other documents filed in this case, you must first register at this web site: <http://pacer.psc.uscourts.gov/> There is an established a fee for access to information in PACER. All registered users are subject to a page charge, and Audio files of court hearings retrieved via PACER are not available at the Clerk's Office's two locations, 9:00 am to 4:00 pm on weekdays at 100 North Street, Wilkes-Barre, PA 18701 and Sylvia H. Rambo US Courthouse, Pottsville, PA 17854.

You may be a creditor of the debtor. If so, you will receive an additional notice.

McCalla Raymer Leibert Pierce, LLP
 485F Route 1 South, Suite 300
 Iselin, NJ 08830-3072
 Telephone: (445) 207-4041
 Fax: (732) 902-5398
 Email: PAEFiling@mccalla.com

Attorneys for Plaintiff

PNC BANK, NATIONAL ASSOCIATION

Plaintiff,

v.

MICHELE D OPIE

Defendant.

COURT OF COMMON PLEAS OF
 COLUMBIA COUNTY

NO. 2025-CV-920

CIVIL ACTION - MORTGAGE
 FORECLOSURE

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale Scheduled for March 18, 2026 in the above-mentioned matter has been continued until April 22, 2026.

CERTIFICATE OF FILING

I am filing with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-mentioned matter.

McCalla Raymer Leibert Pierce, LLP

Date: 3/3/2026

Dylan Chess
 Dylan Chess, Esquire
 (PA ID No. 330479)
 Attorneys for Plaintiff

Tax Notice 2026 County & Municipality

CATAWISSA BORO

MAKE CHECKS PAYABLE TO:

CATAWISSA BOROUGH
 TAX COLLECTOR
 528 PINE ST

CATAWISSA PA 17820

HOURS: PLEASE MAIL PAYMENTS OR
 CALL FOR AN APPOINTMENT

PHONE: 570-854-2186

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

OPIE MICHELE D
 344 SANDT DT
 CATAWISSA PA 17820

If you desire a receipt, send a self-addressed stamped envelope with your payment.

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FOR: COLUMBIA County

DATE
 03/01/2026

BILL NO.
 12498

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	28,083	16.635	457.82	467.16	513.88
SINKING		1.5	41.28	42.12	46.33
FIRE TAX		1.5	41.28	42.12	46.33
BORO RE		5.67	156.05	159.23	175.15

The discount & penalty
 have been calculated
 for your convenience

PAY THIS AMOUNT

696.43

April 30
 If paid on or before

710.63

June 30
 If paid on or before

781.69

June 30
 If paid after

CNTY TWP

Discount 2 % 2 %
 Penalty 10 % 10 %
 PARCEL: 08-06-098-01,000

344 SANDT ST
 .3 acres

Land 3,921
 Buildings 24,162
 Total Assessment 28,083

This tax returned
 to courthouse on:
 January 1, 2027

FILE COPY

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Email: catwat@ptd.net

April 16, 2026

Timothy T. Chamberlain
Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

RE: PNC Bank, National Association vs. Michele D. Opie
Docket # 2025-CV-920/2025-ED-86

Dear Sheriff Chamberlain:

As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Michele D. Opie – 344 Sandt St., Catawissa, PA - **\$56.00**

We understand the property is scheduled for Sheriff's Sale on April 22, 2026.

If you have any questions, please contact me at 570-356-2172.

Sincerely,

RoseAnn Lukus
Secretary
Catawissa Water Authority



485F Route 1 South, Suite 300
Iselin, NJ 08830-3072
T. (445) 207-4041
www.mccalla.com

ALABAMA	NEVADA
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CONNECTICUT	NEW YORK
FLORIDA	OHIO
GEORGIA	OREGON
ILLINOIS	PENNSYLVANIA
KENTUCKY	TEXAS
MISSISSIPPI	WASHINGTON

March 3, 2026

Columbia County Sheriff's Department
35 West Main Street
PO Box 380,
Bloomsburg, PA 17815
Via Email: sklingaman@columbiapa.org

Re: Request to Postpone a Foreclosure Sale
PNC Bank, National Association v. Michele D Opie
Columbia County Court of Common Pleas
Case No.: 2025-CV-920
Property Address: 344 Sandt St, Catawissa, PA 17820

Dear Sir or Madam:

Kindly postpone the sale of the above referenced property from March 18, 2026, to April 22, 2026.

If you have any questions or require additional documentation, please do not hesitate to contact me at 445-207-4041 or via email at PASales@mccalla.com. Thank you for your assistance.

Sincerely,

By: /s/Dylan Chess
Dylan Chess, Esquire
Attorneys for Plaintiff



485F Route 1 South, Suite 300
Iselin, NJ 08830-3072
T. (445) 207-4041
www.mccalla.com

ALABAMA	NEVADA
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GEORGIA	OREGON
ILLINOIS	PENNSYLVANIA
KENTUCKY	TEXAS
MISSISSIPPI	WASHINGTON

March 3, 2026

Columbia County Sheriff's Department
35 West Main Street
PO Box 380,
Bloomsburg, PA 17815
Via Email: sklingaman@columbiapa.org

Re: Request to Postpone a Foreclosure Sale
PNC Bank, National Association v. Michele D Opie
Columbia County Court of Common Pleas
Case No.: 2025-CV-920
Property Address: 344 Sandt St, Catawissa, PA 17820

Dear Sir or Madam:

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If you have any questions or require additional documentation, please do not hesitate to contact me at 445-207-4041 or via email at PASales@mccalla.com. Thank you for your assistance.

Sincerely,

By: /s/Dylan Chess
Dylan Chess, Esquire
Attorneys for Plaintiff

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Email: catwat@ptd.net

March 13, 2026

Timothy T. Chamberlain
Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

RE: PNC Bank, National Association vs. Michele D. Opie
Docket # 2025-CV-920/2025-ED-86

Dear Sheriff Chamberlain:

As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Michele D. Opie – 344 Sandt St., Catawissa, PA - **\$56.00**

We understand the property is scheduled for Sheriff's Sale on March 18, 2026.

If you have any questions, please contact me at 570-356-2172.

Sincerely,

RoseAnn Lukus
Secretary
Catawissa Water Authority

McCalla Raymer Leibert Pierce, LLP
485F Route 1 South, Suite 300
Iselin, NJ 08830-3072
Telephone: (445) 207-4041
Fax: (732) 902-5398
Email: PAEFiling@mccalla.com

Attorneys for Plaintiff

PNC BANK, NATIONAL ASSOCIATION Plaintiff, v. MICHELE D OPIE Defendant.	COURT OF COMMON PLEAS OF COLUMBIA COUNTY NO. 2025-CV-920 CIVIL ACTION - MORTGAGE FORECLOSURE
--	--

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE


The Sheriff's Sale Scheduled for March 18, 2026 in the above-mentioned matter has been continued until April 22, 2026.

CERTIFICATE OF FILING

I am filing with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-mentioned matter.

McCalla Raymer Leibert Pierce, LLP

Date: 3/3/2026



Dylan Chess, Esquire
(PA ID No. 330479)
Attorneys for Plaintiff

McCalla Raymer Leibert Pierce, LLP

By: Dylan Chess, Esquire

PA Attorney ID No. 330479

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

Telephone: (445) 207-4041

Fax: (732) 902-5398

Email: Dylan.Chess@mccalla.com

Attorneys for Plaintiff

PNC BANK, NATIONAL ASSOCIATION

Plaintiff,

v.

MICHELE D OPIE

Defendant.

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2025-CV-920

CIVIL ACTION - MORTGAGE
FORECLOSURE


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.

Respectfully submitted,

McCALLA RAYMER LEIBERT PIERCE, LLP

Date: 3/3/2026



Dylan Chess, Esquire (330479)
Attorneys for Plaintiff

McCalla Raymer Leibert Pierce, LLP
485F Route 1 South, Suite 300
Iselin, NJ 08830-3072
Telephone: (445) 207-4041
Fax: (732) 902-5398
Email: PAEFiling@mccalla.com

Attorneys for Plaintiff

PNC BANK, NATIONAL ASSOCIATION <p style="text-align: center;">Plaintiff,</p> <p style="text-align: center;">v.</p> MICHELE D OPIE <p style="text-align: center;">Defendant.</p>	COURT OF COMMON PLEAS OF COLUMBIA COUNTY NO. 2025-CV-920 CIVIL ACTION - MORTGAGE FORECLOSURE
---	--

CERTIFICATE OF SERVICE

I certify that on this 2nd day of March, 2026, I caused to be served a true and correct copy of the foregoing Notice of Continued Sale Date by First Class U.S. regular mail, postage pre-paid, to the parties listed below:

Michele D Opie
344 Sandt St
Catawissa, PA 17820

PNC Bank, National Association
3232 Newmark Drive
Miamisburg, OH 45342

Columbia County Tax Claim Bureau
11 W Main Street
Bloomsburg, PA 17815

Columbia County Register of Wills
35 W Main Street
Bloomsburg, PA 17815

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

Columbia County Probation Department
35 W Main Street
Bloomsburg, PA 17815

Borough of Catawissa
c/o Real Estate Tax Collection
528 Pine Street
Catawissa, PA 17820

Borough of Catawissa
c/o Codes and Inspections Department
153 Old Reading Road
Catawissa, PA 17820

Catawissa Municipal Water Authority
19 Schoolhouse Road
Catawissa, PA 17820

PPL Electric Utilities
827 Hausman Road
Allentown, PA 18104

Commonwealth of Pennsylvania
Bureau of Child Support Enforcement
Health and Human Service Building
625 Forster Street
4th Floor
Harrisburg, PA 17120

Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division
6th Floor, Strawberry Square
Dept. 28061
Harrisburg, PA 17128

Commonwealth of Pennsylvania
Inheritance Tax Division
11th Floor, Strawberry Square
Harrisburg, PA 17128

Commonwealth of Pennsylvania
Department of Human Services
P.O. Box 2675
Harrisburg, PA 17105

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

Internal Revenue Service Advisory
1001 Liberty Avenue
Room 704
Pittsburgh, PA 15222

Tenants/Occupants
344 Sandt St
Catawissa, PA 17820

Respectfully submitted,
McCalla Raymer Leibert Pierce, LLP

Date: 3/3/2020

Dylan Chess

- Dylan Chess, Esquire (PA ID No. 0330479)
 Caitlin Donnelly, Esquire (PA ID No. 0311403)
 Kristen Bleiweis, Esquire (PA ID No. 0336550)
Attorneys for Plaintiff

McCalla Raymer Leibert Pierce, LLP

By: Dylan Chess, Esquire

PA Attorney ID No. 330479

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

Telephone: (445) 207-4041

Fax: (732) 902-5398

Email: Dylan.Chess@mccalla.com

Attorneys for Plaintiff

PNC BANK, NATIONAL ASSOCIATION

Plaintiff,

v.

MICHELE D OPIE

Defendant.

COURT OF COMMON PLEAS OF COLUMBIA COUNTY

NO. 2025-CV-920

2025 - ED - 86

CIVIL ACTION - MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Michele D Opie
344 Sandt St
Catawissa, PA 17820

PLEASE TAKE NOTICE that the real estate located at 344 Sandt St, Catawissa, PA 17820, owned by Michele D Opie, is scheduled to be sold at the Columbia County Sheriff's Sale on **January 14, 2026 at 9:00 a.m.** located online at <https://www.bid4assets.com/ColumbiaPASheriffSales> to enforce the court judgment of \$112,651.67, plus fees, costs and other charges obtained by PNC Bank, National Association against you.

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

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

1. The sale will be cancelled if you pay to PNC Bank, National Association the reinstatement amount, if applicable, or the amount of the judgment plus interest, late charges, all amounts due under the terms of the loan documents, and all costs and reasonable attorneys' fees due. To find out how much you must pay, please call McCalla Raymer Leibert Pierce, LLP at (445) 207-4041.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

McCalla Raymer Leibert Pierce, LLP

By: Dylan Chess, Esquire
PA Attorney ID No. 330479
485F Route 1 South, Suite 300
Iselin, NJ 08830-3072
Telephone: (445) 207-4041
Fax: (732) 902-5398
Email: Dylan.Chess@mccalla.com

Attorneys for Plaintiff

PNC BANK, NATIONAL ASSOCIATION

Plaintiff,

v.

MICHELE D OPIE

Defendant.

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2025-CV-920

CIVIL ACTION - MORTGAGE
FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: PNC Bank, National Association
3232 Newmark Drive
Miamisburg, OH 45342

COLUMBIA County Tax Claim Bureau
11 W Main Street
Bloomsburg, PA 17815

COLUMBIA County Register of Wills
35 W Main Street
Bloomsburg, PA 17815

COLUMBIA County Domestic Relations
11 W Main Street
Bloomsburg, PA 17815

COLUMBIA County Probation Department
35 W Main Street
Bloomsburg, PA 17815

Borough of Catawissa
c/o Real Estate Tax Collection
528 Pine Street
Catawissa, PA 17820

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c/o Codes and Inspections Department
153 Old Reading Road
Catawissa, PA 17820

Catawissa Municipal Water Authority
19 Schoolhouse Road
Catawissa, PA 17820

PPL Electric Utilities
827 Hausman Road
Allentown, PA 18104

Commonwealth of Pennsylvania
Bureau of Child Support Enforcement
Health and Human Service Building
625 Forster Street
4th Floor
Harrisburg, PA 17120

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Dept. 280946
Harrisburg, PA 17128

Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division
6th Floor, Strawberry Square
Dept. 28061
Harrisburg, PA 17128

Commonwealth of Pennsylvania
Inheritance Tax Division
11th Floor, Strawberry Square
Harrisburg, PA 17128

Commonwealth of Pennsylvania
Department of Human Services
P.O. Box 2675
Harrisburg, PA 17105

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

Internal Revenue Service Advisory
1001 Liberty Avenue
Room 704
Pittsburgh, PA 15222

Tenants/Occupants
344 Sandt St,
Catawissa, PA 17820

PLEASE TAKE NOTICE that the real estate located at 344 Sandt St, Catawissa, PA 17820, owned by Michele D Opie, is scheduled to be sold at the Columbia County Sheriff's Sale on **January 14, 2026 at 9:00 a.m.** located online at <https://www.bid4assets.com/ColumbiaPASheriffSales> to enforce the court judgment of \$112,651.67, plus fees, costs and other charges obtained by PNC Bank, National Association.

1. If the Sheriff's Sale is not stopped, the property will be sold to the highest bidder. You may find out the price of the bid by calling the Columbia County Sheriff's Office at 570-389-5622.
2. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office at 570-389-5622.
3. A schedule of distribution of the money bid for the real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

LEGAL DESCRIPTION

All That Certain piece, parcel and tract of land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a railroad spike on the Southern edge of right-of-way of "Sandt Street", and being the Northeast corner of herein described lands; Thence South fifty-one (51) degrees fifty-one (51) minutes thirty-nine (39) seconds East, forty and twenty-six hundredths (40.26) feet to a railroad spike on the Western edge of right-of-way of a twenty-four (24) foot paved street; Thence by the edge of said paved street, South thirty-five (35) degrees fifty-two (52) minutes sixteen (16) seconds East, sixtyseven and thirteen hundredths (67.13) feet to a railroad spike; Thence by other lands now or formerly of Frank C. and Kathleen Baker, South forty-six (46) degrees seven (07) minutes twenty-three (23) seconds West, forty-four and twenty-eight hundredths (44.28) feet to an iron pin; Thence by same North fifty (50) degrees four (04) minutes twenty (20) seconds West, eight and eighty-one hundredths (8.81) feet to an iron pin; Thence by the same South thirty-nine (39) degrees fifty-five (55) minutes twenty (20) seconds West, thirty and forty-four hundredths (30.44) feet to an iron pin; Thence by the same, North fifty (50) degrees four (04) minutes twenty (20) seconds West, nineteen and thirty hundredths (19.30) feet to an iron pin; Thence by the same, South thirty-nine (39) degrees fifty-five (55) minutes forty (40) seconds West, twenty-nine and eighty-nine hundredths (29.89) feet to an iron pin; Thence by the same, North forty-nine (49) degrees three (03) minutes two (02) seconds West, one hundred ten and sixty-eight hundredths (110.68) feet to an iron pin on the Southern edge of right-of- ay of "Sandt Street"; Thence by the Southern edge of said street, North fifty-seven (57) degrees fiftysix (56) minutes two (02) seconds East, one hundred twenty-three and forty-four hundredths (123.44) feet to the place of Beginning.

Containing 0.295 acres of land.

Also, an access easement and right-of-way sixteen (16) feet wide for purposes of ingress and egress to and from the premises herein described extending eight (8) feet in width on each side of the following described centerline:

All That Certain piece, parcel and tract of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, more particularly described as follows:

Beginning at a point on the Southern edge of the right-of-way of Sandt Street, said point being South fifty-seven (57) degrees fifty-six (56) minutes two (02) seconds West, forty-five and eighty-four hundredths (45.84) feet from a set iron pin at the Southwest corner of lands of which this easement will serve; Thence by lands now of formerly of Baker and along the centerline of an existing sixteen (16) foot paved street, South fifty-seven (57) degrees thirty-two (32) minutes eleven (11) seconds East, seventy-three and sixty-nine hundredths (73.69) feet to a point; Thence along same, South fifty-three (53) degrees forty-five (45) minutes twenty-eight (28) seconds East, thirty-nine and thirty-eight hundredths (39.38) feet to a point; Thence along same, South fifty (50) degrees twenty-four (24) minutes twenty-four (24) seconds East, seven and seventy-four hundredths (7.74) feet to a point; Thence along lands now or formerly of Frank C. and Kathleen Baker, North thirty-nine (39) degrees fifty-five (55) minutes forty (40) seconds East, twenty-nine and fifty-seven hundredths (29.57) feet to a point which is North forty-nine (49) degrees three (03) minutes two (02) seconds West five (5.00) feet from a set iron pin at the Southwest corner of lands of which this easement will serve.

25-01890PA

The Said Access Easement and Right-of-Way shall be appurtenant to the herein described, non-exclusive and perpetual. Grantee, her successors and assigns, shall be responsible for any improvements or any maintenance that Grantee desires to make to the said right-of-way. Subject to approval by Grantors, which approval will not be unreasonably withheld.

Property Address: 344 Sandt St, Catawissa, PA 17820

Parcel ID: 08-06-098-01-000

Title is vested in Michele D. Opie by deed from Secretary of Housing and Urban Development dated 11/23/2018 and recorded on 11/28/2018 in the Columbia County Clerk's/Register's Office as Instrument No.: 201809113

MCCALLA RAYMER LEIBERT PIERCE, LLP
325 CHESTNUT STREET
PHILADELPHIA PA 19106



US POSTAGE PAID IMI



2025-11-03
19106
C6851377
Retail \$1.03
2.0 OZ LTR



0901000022661



COLUMBIA County Tax Claim Bureau
11 W Main Street
Bloomsburg PA 17815

COUNTY OF COLUMBIA
TAX CLAIM BUREAU AND TAX OFFICE
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX CERTIFICATION

Date: 02/12/2026

Fee: \$15.00

Cert. NO: 51790

OPIE MICHELE D
344 SANDT DT
CATAWISSA PA 17820

District: CATAWISSA BORO
Deed: 20180 - 9103
Location: 344 SANDT ST
Parcel Id: 08 -06 -098-01,000

Assessment: 28,083
Balances as of 02/12/2026

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

By: _____

Per: _____



McCalla Raymer Leibert Pierce, LLP

485F Route 1 South, Suite 300
Iselin, NJ 08830-3072
T. (445) 207-4041
www.mccalla.com

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CALIFORNIA	NEW JERSEY
CONNECTICUT	NEW YORK
FLORIDA	OHIO
GEORGIA	OREGON
ILLINOIS	PENNSYLVANIA
KENTUCKY	TEXAS
MISSISSIPPI	WASHINGTON

January 14, 2026

Columbia County Sheriff's Department
35 West Main Street
PO Box 380,
Bloomsburg, PA 17815
Via Email: tchamberlain@columbiapa.org

Re: Request to Postpone a Foreclosure Sale
PNC Bank, National Association v. Michele D Opic
Columbia County Court of Common Pleas
Case No.: 2025-CV-920
Property Address: 344 Sandt St, Catawissa, PA 17820

Dear Sir or Madam:

Kindly postpone the above referenced Sheriff's sale from January 14, 2026 to March 18, 2026.

If you have any questions or require additional documentation, please do not hesitate to contact me at 445-207-4041 or via email at PASales@mccalla.com. Thank you for your assistance.

Sincerely,

By: /s/Dylan Chess

Dylan Chess, Esquire
Attorneys for Plaintiff

United States Bankruptcy Court
Middle District of Pennsylvania**Notice of Bankruptcy Case Filing**

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 01/13/2026 at 1:19 PM and filed on 01/13/2026.



Michele Opie
344 Sandt St.
Catawissa, PA 17820
570-951-7770
SSN / ITIN: xxx-xx-1076

The case was assigned case number 5:26-bk-00078.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: <http://www.pamb.uscourts.gov/> You must first register at this web site: <http://pacer.psc.uscourts.gov/> There is no registration fee. However, the Judicial Conference of the United States has established a fee for access to information in PACER. All registered users will be charged as follows: Use of the PACER system will generate a .10 per page charge, and Audio files of court hearings retrieved via PACER will generate a 2.40 per file charge. Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosenn US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Sylvia H. Rambo US Courthouse 1501 N. 6th St. Harrisburg PA 17102.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Seth F. Eisenberg
Clerk, U.S. Bankruptcy Court

Part 2: Tell the Court About Your Bankruptcy Case

7. The chapter of the Bankruptcy Code you are choosing to file under

Check one. (For a brief description of each, see *Notice Required by 11 U.S.C. § 342(b) for Individuals Filing for Bankruptcy* (Form 2010)). Also, go to the top of page 1 and check the appropriate box.

- Chapter 7
- Chapter 11
- Chapter 12
- Chapter 13

8. How you will pay the fee

I will pay the entire fee when I file my petition. Please check with the clerk's office in your local court for more details about how you may pay. Typically, if you are paying the fee yourself, you may pay with cash, cashier's check, or money order. If your attorney is submitting your payment on your behalf, your attorney may pay with a credit card or check with a pre-printed address.

I need to pay the fee in installments. If you choose this option, sign and attach the *Application for Individuals to Pay The Filing Fee in Installments* (Official Form 103A).

I request that my fee be waived (You may request this option only if you are filing for Chapter 7. By law, a judge may, but is not required to, waive your fee, and may do so only if your income is less than 150% of the official poverty line that applies to your family size and you are unable to pay the fee in installments). If you choose this option, you must fill out the *Application to Have the Chapter 7 Filing Fee Waived* (Official Form 103B) and file it with your petition.

9. Have you filed for bankruptcy within the last 8 years?

No

- Yes. District _____ When _____ Case number _____
MM / DD / YYYY
- District _____ When _____ Case number _____
MM / DD / YYYY
- District _____ When _____ Case number _____
MM / DD / YYYY

10. Are any bankruptcy cases pending or being filed by a spouse who is not filing this case with you, or by a business partner, or by an affiliate?

No

- Yes. Debtor _____ Relationship to you _____
- District _____ When _____ Case number, if known _____
MM / DD / YYYY
- Debtor _____ Relationship to you _____
- District _____ When _____ Case number, if known _____
MM / DD / YYYY

11. Do you rent your residence?

No. Go to line 12.

Yes. Has your landlord obtained an eviction judgment against you?

No. Go to line 12.

Yes. Fill out *Initial Statement About an Eviction Judgment Against You* (Form 101A) and file it as part of this bankruptcy petition.

Debtor 1

Michele

First Name

Middle Name

Opie

Last Name

Case number (if known)

Part 6: Answer These Questions for Reporting Purposes

16. What kind of debts do you have?

16a. Are your debts primarily consumer debts? Consumer debts are defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose."

- No. Go to line 16b.
Yes. Go to line 17.

16b. Are your debts primarily business debts? Business debts are debts that you incurred to obtain money for a business or investment or through the operation of the business or investment.

- No. Go to line 16c.
Yes. Go to line 17.

16c. State the type of debts you owe that are not consumer debts or business debts.

17. Are you filing under Chapter 7?

No. I am not filing under Chapter 7. Go to line 18.

Do you estimate that after any exempt property is excluded and administrative expenses are paid that funds will be available for distribution to unsecured creditors?

Yes. I am filing under Chapter 7. Do you estimate that after any exempt property is excluded and administrative expenses are paid that funds will be available to distribute to unsecured creditors?

- No
Yes

18. How many creditors do you estimate that you owe?

- 1-49
50-99
100-199
200-999

- 1,000-5,000
5,001-10,000
10,001-25,000

- 25,001-50,000
50,001-100,000
More than 100,000

19. How much do you estimate your assets to be worth?

- \$0-\$50,000
\$50,001-\$100,000
\$100,001-\$500,000
\$500,001-\$1 million

- \$1,000,001-\$10 million
\$10,000,001-\$50 million
\$50,000,001-\$100 million
\$100,000,001-\$500 million

- \$500,000,001-\$1 billion
\$1,000,000,001-\$10 billion
\$10,000,000,001-\$50 billion
More than \$50 billion

20. How much do you estimate your liabilities to be?

- \$0-\$50,000
\$50,001-\$100,000
\$100,001-\$500,000
\$500,001-\$1 million

- \$1,000,001-\$10 million
\$10,000,001-\$50 million
\$50,000,001-\$100 million
\$100,000,001-\$500 million

- \$500,000,001-\$1 billion
\$1,000,000,001-\$10 billion
\$10,000,000,001-\$50 billion
More than \$50 billion

Part 7: Sign Below

For you

I have examined this petition, and I declare under penalty of perjury that the information provided is true and correct.

If I have chosen to file under Chapter 7, I am aware that I may proceed, if eligible, under Chapter 7, 11, 12, or 13 of title 11, United States Code. I understand the relief available under each chapter, and I choose to proceed under Chapter 7.

If no attorney represents me and I did not pay or agree to pay someone who is not an attorney to help me fill out this document, I have obtained and read the notice required by 11 U.S.C. § 342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I understand making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$250,000, or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Signature of Debtor 1

Signature of Debtor 2

Executed on 01/13/2026 MM / DD / YYYY

Executed on MM / DD / YYYY

QUICK REFERENCE FOR DEBTORS WITHOUT AN ATTORNEY

Middle District Bankruptcy Court website: www.pamb.uscourts.gov

Telephone Number: **570-831-2500**

Money Order or Bank Check payable to: **US Bankruptcy Court (We DO NOT accept cash)**

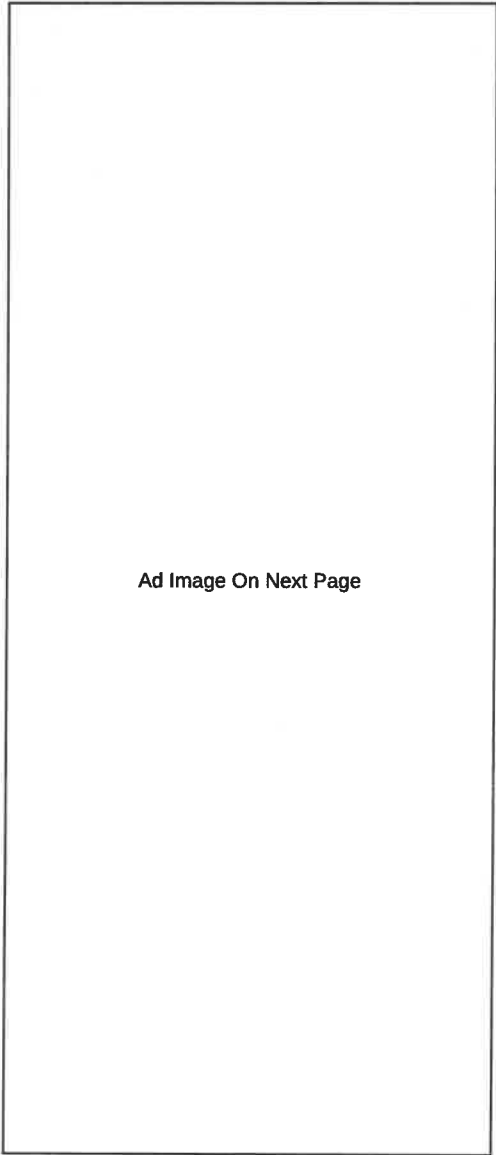
EDSS (Upload documents here) <https://www.pamb.uscourts.gov/content/electronic-document-submission>

Pay Fees Online at: <https://www.pamb.uscourts.gov/online-fee-payments>

Self Help Program: <https://www.pamb.uscourts.gov/filing-without-attorney>

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: michele opie CV920
Date(s) Published: 12/24/2025, 12/31/2025, 01/07/2026

[Handwritten Signature]

Sworn and subscribed to before me
this 8 day of January 20 26.

[Handwritten Signature: Shawn H. Stair]
(Shawn H. Stair)

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Shawn H. Stair, Notary Public
Columbia County
My commission expires August 12, 2029
Commission number 1404114
Member, Pennsylvania Association of Notaries

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

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

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and the directrix I will expose the following described property at public sale at the www.bids4assets.com/ColumbiaPSheriffsSales on:

WEDNESDAY, JANUARY 14, 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 with 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 said schedule of distribution. All claims, unless exceptions are filed with the Sheriff's Office prior thereto.

All that Certain piece, parcel and tract of land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a railroad spike on the Southern edge of right-of-way of Sandt Street, and being the Northeast corner of herein described lands; Thence South fifty-one (51) degrees fifty-five (55) minutes thirty-nine (39) seconds East, forty and twenty-six hundredths (40.26) feet to a railroad spike on the Western edge of right-of-way of a twenty-four (24) foot paved street; Thence by the edge of said paved street, South thirty-five (35) degrees fifty-two (52) minutes sixteen (16) seconds East, sixteen and seven hundredths (16.12) feet to a railroad spike; Thence by other lands now or formerly of Frank C. and Kathleen Baker, South forty-four (44) degrees seven (7) minutes twenty-three (23) seconds West, forty-four and twenty hundredths (44.28) feet to an iron pin; Thence by same North fifty (50) degrees forty (40) minutes twenty (20) seconds West, eight and eighty-one hundredths (8.81) feet to an iron pin; Thence by same South thirty-nine (39) degrees fifty-five (55) minutes twenty (20) seconds West, thirty and forty-four hundredths (30.44) feet to an iron pin; Thence by same, North fifty (50) degrees forty (40) minutes twenty (20) seconds West, nineteen and thirty hundredths (19.30) feet to an iron pin; Thence by same, South thirty-nine (39) degrees fifty-five (55) minutes forty (40) seconds West, twenty-nine and eighty-nine hundredths (29.89) feet to an iron pin; Thence by same, North forty-nine (49) degrees two (2) minutes two (2) seconds West, one hundred ten and sixty-eight hundredths (110.68) feet to an iron pin on the Southern edge of right-of-way of "Sandt Street"; Thence by the Southern edge of right-of-way of "Sandt Street" (57) degrees fifty-five (55) minutes forty (40) seconds East, one hundred twenty-three and four hundredths (123.44) feet to the place of beginning.

Containing 0.285 acres of land.

Also, an access easement and right-of-way sixteen (16) feet wide for purposes of ingress and egress to and from the premises herein described extending eight (8) feet in width on each side of the following described centerline:

All that Certain piece, parcel and tract of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, more particularly described as follows:

Beginning at a point on the Southern edge of the right-of-way of Sandt Street, said point being South fifty-seven (57) degrees fifty-five (55) minutes two (2) seconds West, forty-four and eighty-four hundredths (44.84) feet from a set iron pin at the Southwest corner of lands of which this easement will serve; Thence by lands now or formerly of Baker and along the centerline of an existing sixteen (16) foot paved street, South thirty-seven (37) degrees thirty-two (32) minutes eleven (11) seconds East, seventy-nine and six hundredths (79.83) feet to a point; Thence along same, South thirty-five (35) degrees forty (40) minutes twenty-eight (28) seconds East, thirty-nine and thirty-eight hundredths (39.38) feet to a point; Thence by same, South thirty-five (35) degrees twenty-four (24) minutes twenty-four (24) seconds East, seven and seventy-four hundredths (7.74) feet to a point; Thence along lands now or formerly of Frank C. and Kathleen Baker, North thirty-nine (39) degrees fifty-five (55) minutes forty (40) seconds East, twenty-nine and fifty-seven hundredths (29.87) feet to a point which is North thirty-three (33) degrees three (3) minutes two (2) seconds West five (5.00) feet from a set iron pin at the Southwest corner of lands of which this easement will serve.

The Said Access Easement and Right-of-Way shall be appurtenant to the herein described, non-exclusive and perpetual. Grantee, her successors and assigns, shall be responsible for any improvements or any maintenance that Grantee desires to make to the said right-of-way. Subject to approval by Grantee, which approval will not be unreasonably withheld.

Property Address: 344 Sandt St, Catawissa, PA 17820
Parcel ID: 08-08-098-01-000

Title is vested in Michele D. Opla by deed from Secretary of Housing and Urban Development dated 11/23/2018 and recorded on 11/28/2018 in the Columbia County Clerk's Register's Office as instrument No. 201809103.

PROPERTY ADDRESS: 344 SANDT STREET, CATAWISSA, PA 17820

JPI/TAX PARCEL NUMBER: 08080981000

Seized and taken into execution to be sold as the property of MICHELLE OPLA in suit of PNC BANK.

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. 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. In 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 resale the property at the bidder's risk and maintain 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 representative of the Plaintiff.

Attorney for the Plaintiff: **MICHELLE RAYMER LEGERT PERCE**, Sheriff, COLUMBIA COUNTY, PENNSYLVANIA

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FREE: kitchen: one female, one male, one adult male cat. 570-231-3598

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION, ISSUED OUT OF THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, TO ME DIRECTED WILL BE EXPOSED TO PUBLIC SALE ON WEDNESDAY, THE 28th DAY OF JANUARY, AD. 2026 AT 11:00 O'CLOCK A.M. AT THE COURTHOUSE OF MONTGOMERY COUNTY, 253 MILL STREET, DANVILLE, MONTGOMERY COUNTY, PA.

THE FOLLOWING PROPERTY, VIZ:

ALL THAT CERTAIN piece, parcel and lot of land (being the Western one-third of Lot 52 of Kline#839a Gardens) situate in Mahoning Township, Montour County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Western line of Lot 49 and the Southeastern corner of Lot 48; Thence along the Southern line of Lot 48, South 78 degrees 23 minutes East 50.00 feet to a point in the Northern line of Lot 52 and at the Southwest corner of Lot 50; Thence through Lot 52, South 11 degrees 35 minutes West 50.00 feet to an iron pin in the Northern line of Lot 52; Thence along the Southern line of Lot 52, North 25 degrees 25 minutes West 50.00 feet to an iron pin at the corner of Lots 44 and 45; Thence along the Eastern line of Lot 45, North 11 degrees 38 minutes East 50.00 feet to the point and place of beginning. Said description prepared in accordance with a survey made by Peter J. Uhl, R.S., dated December 1986, and filed in Deed Book 131, Page 1648.

PARCEL TWO:
ALL THAT CERTAIN piece, parcel and lot of ground situate in Kline#839a Gardens, in the township of Mahoning, County of Montour and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Southern side of State Highway (Old Route 11) leading from Danville to Bloomsburg, being the Northeastern corner of Lot No. 48; Thence along the Southern side of said State Highway (Old Route 11), South 78 degrees 23 minutes East, 50 feet to a point being the Southeast corner of Lot No. 48; Thence North 11 degrees 35 minutes West, 150 feet to a point in line of Lot No. 52; Thence along said Lot No. 52, North 78 degrees 23 minutes West, 50 feet to a point in line of Lot No. 48; Thence North 11 degrees 35 minutes East, along said Lot No. 48, 150 feet to a point on the Southern side of said State Highway (Old Route 11), the place of beginning.

BEING Lot No. 49 in the Plan of Kline#839a Gardens according to the draft of A. Cameron Babb, dated July 7, 1927, and recorded in the Recorder#839a Office in and for Montour County in Deed Book 55, Page 400.

UNDER AND SUBJECT to the building restriction that at no time shall any building or buildings be erected within twenty (20) feet of the front line of the lot herein conveyed. Said front being along Old Route 11.

BEING THE SAME PREMISES which Ann M. McGeehan, by Deed dated December 20, 2004 and recorded on December 21, 2004, in the Montour County Recorder of Deeds Office at Deed Book Volume 209 at Page 1012, as instrument No. 2004-003573, granted and conveyed unto Janice L. Biggs

Being Known as 1292 Bloom Road (1/2) 2108 Bloom Road, Danville, PA 17821

Parcel ID, No. 9-39-2-402

CASE: TOWD POINT MORTGAGE TRUST 2014-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE v. JANCIE L. BIGGS CV 195-2025/ED-18-2025

CONDITIONS OF SALE:
TEN (10) PERCENT OF THE HIGHEST SUM BID FOR SAID PROPERTY SHALL BE DEPOSITED WITH THE SHERIFF IN CASH, CERTIFIED CHECK OR CASHIER'S CHECK BY THE BIDDER WHEN HIS BID IS REGISTERED, PROVIDED THAT IN NO CASE SHALL LESS THAN ONE HUNDRED (\$100.00) DOLLARS BE DEPOSITED AND THAT IN EACH CASE THE DEPOSIT SHALL BE SUFFICIENT TO COVER THE SHERIFF'S FEES AND COSTS OF ADVERTISING. UPON FAILURE OR REFUSAL TO MAKE SUCH DEPOSIT, THE BIDDER SHALL LOSE ALL BENEFITS OF HIS SAID BID, AND THE PROPERTY MAY BE IMMEDIATELY PUT UP AGAIN AND SOLD UNLESS A DEPOSIT OF THE SUM REQUIRED BE MADE BY A SECOND BIDDER WILLING TO TAKE THE PROPERTY AT THE HIGHEST SUM BID SAID BID SHALL BE DEPOSITED WITH THE SHERIFF IN CASH. FAILURE TO SUBMIT THE BALANCE DUE WITHIN THE THIRTEEN (13) DAYS WILL RESULT IN FORFEITURE OF DEPOSIT. AFTER THE SALE IS MADE, THE SHERIFF SHALL BE ABANDONED BY THE SHERIFF IF THE PLAINTIFF IS THE DEFAULTING PARTY, WINNING BID SHALL INCLUDE TWO PERCENT (2%) FUNDRAISE ADDED THERE TO IF NO BIDDING AND HAVE PRIORITY OUT OF THE PROCEEDS OF THE SALE. BEFORE ANY OTHER OBLIGATION, CLAIM, LIEN, JUDGMENT, ESTATES OR COSTS OF THE SALE OF THE WRIT UPON WHICH THE SALE IS MADE, THE SHERIFF SHALL PAY THE TAX OUT OF THE FIRST MONIES PAID TO HIM IN CONNECTION THEREWITH. IF THE PROCEEDS OF THE SALE ARE INSUFFICIENT TO PAY THE ENTIRE TAX HEREIN IMPOSED, THE PURCHASER SHALL BE LIABLE FOR THE REMAINING TAX.

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

A SCHEDULE OF PROPOSED DISTRIBUTION WILL BE FILED BY THE SHERIFF ON WEDNESDAY, THE 11TH DAY OF FEBRUARY, 2026, AND DISTRIBUTION OF SAID PROCEEDS WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE OF DISTRIBUTION UNLESS EXCEPTIONS ARE FILED THEREWITH, WITHIN TEN (10) DAYS THEREAFTER.

CASE: TOWD POINT MORTGAGE TRUST 2014-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE v. JANCIE L. BIGGS CV 195-2025/ED-18-2025

Sheriff's Office: William McKenna, Sheriff
Thomas C. Dyer, Esquire

Come Join Our Team!
NOW HIRING
We're Looking for Full-Time General Maintenance - 3rd Shift Job Responsibilities:

- Maintenance and repair of building and equipment utilizing summary skills.
- Welding, cutting, metal fabrication, electrical electronic troubleshooting, carpentry, plumbing, pipefitting, etc.
- Snow removal, grounds maintenance and vehicle maintenance.
- Installation of new equipment, facilities remodeling and alterations, as required.
- Parts ordering and record keeping.
- Utility functions errands, routine car-do tests.
- Ability to work independently with minimal supervision.
- Physical ability to lift and/or carry up to 50 lbs.

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

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Now Hiring Caregivers
All Areas
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Notice from Press Enterprise Classifieds

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ACROSS	38 Sch. sup- 1 Name of porters 12 popes	DOWN	16 Asian language 1 Gladys Knights 20 Ostrich 2 "By Jove!" 3 C of War 3 Frenzied 4 Lustrous 5 Bill's partner 6 Longoria 7 VIP souvenir 8 TV 9 Extravaganza 10 existence 11 Treatly 12 Roofing 13 Arthur 14 Emer- 15 gency 16 Jazz vessel 17 Eggs of 18 "This is 19 40 Tenor 20 Learning 21 Us"
1 Name of school 2 Trudge 12 "Innocent" 14 Star buy 15 across 16 46 Singer 18 Right 19 angle 20 1-bean 21 14 22 15 23 17 24 18 25 18 26 19 27 20 28 21 29 22 30 23 31 24 32 25 33 26 34 27 35 28 36 29 37 30 38 31 39 32 40 33 41 34 42 35 43 36 44 37 45 38 46 39 47 40 48 41 49 42 50 43 51 44 52 45 53 46 54 47 55 48 56 49 57 50	1 2 3 4 5 6 7 8 9 10 11	12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57	1-7 CRYPTOQUIP BHLDLV LKXA VDQYXRJ R LHYD L M X L H P P D Y R H V A G H V D Q X V O H P B K X V H R X V O W H L H Y Q K J D R : " H W X M X G Y W X M X ." Yesterday's Cryptquip: IF A HARDY FLOWER KEEPS GROWING BACK EACH TIME YOU PICK IT, SHOULD YOU CALL IT A BLOOMERANG? Today's Cryptquip Clue: H equals O

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION, ISSUED OUT OF THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, TO ME DIRECTED WILL BE EXPOSED TO PUBLIC SALE ON WEDNESDAY, THE 28th DAY OF JANUARY, AD. 2026 AT 11:00 O'CLOCK A.M. AT THE COURTHOUSE OF MONTGOMERY COUNTY, 253 MILL STREET, DANVILLE, MONTGOMERY COUNTY, PA.

THE FOLLOWING PROPERTY, VIZ:

ALL THAT CERTAIN piece, parcel and tract of land situate in Liberty Township, Montour County, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pin on the Northeastly right-of-way of Township Route No. 318, leading from Township Route 365 to R.R. No. 47004, said pin also being at the Northwest corner of lands now or formerly of Dorothy E. Smilk; Thence along said right-of-way North thirty-nine (39) degrees fifty-five (55) minutes twenty-two (22) seconds West, one hundred eighty-nine and seventy-three hundredths (189.73) feet to the Northern line of Lot 52; Thence along the Northern line of Lot 52, North 11 degrees 35 minutes West, twenty-two (22) degrees thirty (30) minutes East, twenty-two (22) degrees thirty (30) minutes East, two hundred thirty-eight and ninety-four hundredths (238.94) feet to an iron pin and lands now or formerly of Violet L. Schneek; Thence along lands of said Schneek South forty-seven (47) degrees thirty (30) minutes East, one hundred thirty-nine and ten hundredths (139.10) feet to an iron pin on the Northeastly line of lands now or formerly of Dorothy E. Smilk; Thence along the Northeastly line of lands now or formerly of said Smilk the following courses and distances: South forty-four (44) degrees fifty-five (55) minutes forty-seven (47) seconds West, fifty-two and forty-three hundredths (52.43) feet South thirty-five (35) degrees fifty-two (52) minutes sixteen (16) seconds East, one hundred eighty-seven and eighty-eight hundredths (187.88) feet South twenty-nine (29) degrees eight (8) minutes forty-two (42) seconds West, fifty-two and eleven hundredths (52.11) feet South thirty-three (33) degrees thirty (30) minutes thirty-two (32) seconds West, one hundred thirty-two and twenty-two hundredths (132.22) feet to the place of BEGINNING.

CONTAINING one (1.0) acre of land in all and all as more fully shown by survey made by Bryce James, R.S., on June 30, 1972.

UNDER AND SUBJECT, NEVERTHELESS, to the reservation of a twenty (20) foot right-of-way from Township Route No. 318 to lands now or formerly of Violet L. Schneek as contained in the Deed from Walter W. Starr and Lulu H. Starr, his wife, to Violet L. Schneek, as set forth on survey made by T. Bryce James, R.S., referred to above.

BEING the same premises which Harry Harold Hess, II, single, and Raymond Eugene Hess and Julie Hess, husband and wife, Angela Marie Kinger and Barry L. Kinger, wife and husband, and Scott Edward Oberdorf and Stefanie Oberdorf, husband and wife, by Deed dated August 15, 2010 and recorded November 5, 2010 in the Recorder's Office in and for Montour County, Pennsylvania in Record Book 341 at Page 628, granted and conveyed unto Harry Harold Hess, II, single.

KNOWN AS 58 Jackson Road, Danville, Pennsylvania 17821

TAX PARCEL NO. 4-17-16

CONDITIONS OF SALE:
TEN (10) PERCENT OF THE HIGHEST SUM BID FOR SAID PROPERTY SHALL BE DEPOSITED WITH THE SHERIFF IN CASH, CERTIFIED CHECK OR CASHIER'S CHECK BY THE BIDDER WHEN HIS BID IS REGISTERED, PROVIDED THAT IN NO CASE SHALL LESS THAN ONE HUNDRED (\$100.00) DOLLARS BE DEPOSITED AND THAT IN EACH CASE THE DEPOSIT SHALL BE SUFFICIENT TO COVER THE SHERIFF'S FEES AND COSTS OF ADVERTISING. UPON FAILURE OR REFUSAL TO MAKE SUCH DEPOSIT, THE BIDDER SHALL LOSE ALL BENEFITS OF HIS SAID BID, AND THE PROPERTY MAY BE IMMEDIATELY PUT UP AGAIN AND SOLD UNLESS A DEPOSIT OF THE SUM REQUIRED BE MADE BY A SECOND BIDDER WILLING TO TAKE THE PROPERTY AT THE HIGHEST SUM BID SAID BID SHALL BE DEPOSITED WITH THE SHERIFF IN CASH. FAILURE TO SUBMIT THE BALANCE DUE WITHIN THE THIRTEEN (13) DAYS WILL RESULT IN FORFEITURE OF DEPOSIT. AFTER THE SALE IS MADE, THE SHERIFF SHALL BE ABANDONED BY THE SHERIFF IF THE PLAINTIFF IS THE DEFAULTING PARTY, WINNING BID SHALL INCLUDE TWO PERCENT (2%) FUNDRAISE ADDED THERE TO IF NO BIDDING AND PLAINIFF WON BID FOR COSTS AND TAXES, TWO PERCENT (2%) FUNDRAISE SHALL BE CALCULATED ON TWO PERCENT (2%) OF THE SHERIFF'S COST AND ADDED TO THE PLAINTIFF'S COSTS. REALTY TRANSFER TAX SHALL BE FULLY PAID AND HAVE PRIORITY OUT OF THE PROCEEDS OF THE SALE BEFORE ANY OTHER OBLIGATION, CLAIM, LIEN, JUDGMENT, ESTATES OR COSTS OF THE SALE OF THE WRIT UPON WHICH THE SALE IS MADE, THE SHERIFF SHALL PAY THE TAX OUT OF THE FIRST MONIES PAID TO HIM IN CONNECTION THEREWITH. IF THE PROCEEDS OF THE SALE ARE INSUFFICIENT TO PAY THE ENTIRE TAX HEREIN IMPOSED, THE PURCHASER SHALL BE LIABLE FOR THE REMAINING TAX.

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

A SCHEDULE OF PROPOSED DISTRIBUTION WILL BE FILED BY THE SHERIFF ON WEDNESDAY, THE 11TH DAY OF FEBRUARY, 2026, AND DISTRIBUTION OF SAID PROCEEDS WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE OF DISTRIBUTION UNLESS EXCEPTIONS ARE FILED THEREWITH, WITHIN TEN (10) DAYS THEREAFTER.

CASE: Fulham Bank, N.A., Successor by Merger to FNB BANK, N.A. v. Harry Harold Hess, II CV 19-025/ED-14-2025.

Sheriff's Office: William McKenna, Sheriff
Marc A. Hess, Esquire

HEARING NOTICE

THE BEAVER TOWNSHIP ZONING HEARING BOARD will hold a public hearing on January 15, 2026 at 5:30 PM in the Beaver Township Volunteer Fire Company Fire Hall, 102 Mountain Shadow Lane, Bloomsburg, Pennsylvania, to conduct a public hearing and possibly table action on the following:

The application Steven Walsh and Megan Walsh for a rezoning from Article IV of the District Regulations (Schedule of Development Standards) of the Beaver Township Zoning Ordinance to permit the construction of a detached garage on the property located at 38 Chapel Hill Road, Bloomsburg, Pennsylvania. The Applicant requests a rear yard setback variance from the Schedule of Development Standards of Article IV which is applicable to properties located in the Agricultural-Residential District pursuant to the Beaver Township Zoning Ordinance.

MATTHEW E. TURKOWSKI ESQUIRE
Solicitor for Beaver Township
Zoning Hearing Board
38 West Third Street
Bloomsburg, PA 17815
(717) 784-4710

Work Wanted

BUYING JUNK CARS
Seward Towing
570-441-4287

DRYWALL, FRAMING AND REPAIR WORK
570-881-0029
Jennifer

Work Wanted

From set to clean up!
Remold, Repair, Renovate
Additions & Construction
Free estimates/insured
570-847-1664

Painting

BRANNON PAINTING
570-784-4300

Classifieds
Get Results
570-784-6151

BUYING JUNK VEHICLES
Berwick Bloomsburg Area
Walt's Towing 769-9737

CRYPTOQUIP

BHLDLV LKXA VDQYXRJ R LHYD
L M X L H P P D Y R H V A G H V D Q X V O
H P B K X V H R X V O W H L H Y Q K J D R :
" H W X M X G Y W X M X ."
Yesterday's Cryptquip: IF A HARDY FLOWER KEEPS GROWING BACK EACH TIME YOU PICK IT, SHOULD YOU CALL IT A BLOOMERANG?
Today's Cryptquip Clue: H equals O

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Email: catwat@ptd.net

January 2, 2026

Timothy T. Chamberlain
Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

RE: PNC Bank, National Association vs. Michele D. Opie
Docket # 2025-CV-920/2025-ED-86

Dear Sheriff Chamberlain:

As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Michele D. Opie – 344 Sandt St., Catawissa, PA - **\$69.80**

We understand the property is scheduled for Sheriff's Sale on January 14, 2026.

If you have any questions, please contact me at 570-356-2172.

Sincerely,

RoseAnn Lukus
Secretary
Catawissa Water Authority

SHERIFF'S SALE COST SHEET

25-920

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>315.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>66.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>11.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>585.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>2488.50</u>	
SOLICITOR'S SERVICES	\$150.00	
TOTAL *****		\$ <u>2788.50</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

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

TOTAL COSTS (OPENING BID) \$ 3525.30

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK
vs.
MICHELE OPIE

Case Number
2025CV920

SHERIFF'S RETURN OF SERVICE

12/09/2025 03:54 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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 344 SANDT STREET, CATAWISSA, PA 17820.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 09, 2025

NOTARY

Affirmed and subscribed to before me this

9TH day of DECEMBER, 2025

Plaintiff Attorney: MCCALLA RAYMER LEIBERT PIERCE, 1544 OLD ALABAMA ROAD, ROSWELL, GA 30076

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK
vs.
OPIE, MICHELE

Case Number
2025CV920

SERVICE COVER SHEET

POSTING

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	01/05/2026
Warrant:			
Notes:	SALE DATE & TIME: 01/14/2026 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	344 SANDT STREET CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	FRONT DOOR
Relation:	
Date:	12/9/25
Time:	1554
Deputy:	4
Mileage:	

2025CV920

344 SANDT STREET, CATAWISSA, PA 17820

Attorney / Originator:

Name:	MCCALLA RAYMER LEIBERT PIERCE	Phone:	
--------------	-------------------------------	---------------	--

Service Attempts:

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

Service Attempt Notes:

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

EXP: 01/05/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK
vs.
OPIE, MICHELE

Case Number
2025CV920

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 86

Manner: Adult in Charge **Expires:** 01/05/2026 **Warrant:**

Notes: SALE DATE & TIME: 01/14/2026 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS 570.356.2686
 No answer Wednesday Tracy 18 M

Serve To:

Name: CODES & INSPECTIONS DEPT CATAWISSA

Primary Address: 153 OLD READING ROAD
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: ANDY MILLER

Relation: SUPERVISOR

Date: 11/10/25 **Time:** 1334

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: MCCALLA RAYMER LEIBERT PIERCE **Phone:**

Service Attempts:

Date:	10/11/25	11/10/25				
Time:	14:40	1319				
Mileage:						
Deputy:	48d	42	3	4	5	6

Service Attempt Notes:

1. No answer called #Left V/M
2. No answer - CALLED TRACY
- 3.
- 4.
- 5.
- 6.

CATAWISSA BOROUGH, CT

2025CV920

153 OLD READING ROAD, CATAWISSA, PA 17820

EXP: 01/05/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK
vs.
MICHELE OPIE

Case Number
2025CV920

SHERIFF'S RETURN OF SERVICE

10/24/2025 02:44 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 JUSTIN SIVIAK - SON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MICHELE OPIE AT 344 SANDT STREET, CATAWISSA, PA 17820.


KRISTIE ROSPENDOWSKI DEPUTY

SO ANSWERS,

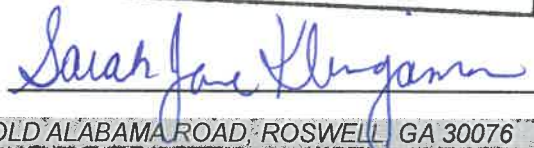

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 27, 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
27TH day of OCTOBER, 2025



Plaintiff Attorney: MCCALLA RAYMER LEIBERT PIERCE, 1544 OLD ALABAMA ROAD, ROSWELL, GA 30076

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK
vs.
OPIE, MICHELE

Case Number
2025CV920

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	86
Manner:	Adult in Charge	Expires:	01/05/2026
Notes:	SALE DATE & TIME: 01/14/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	MICHELE OPIE
Primary Address:	344 SANDT STREET CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	JUSTINI SIVIAK		
Relation:	SON		
Date:	10/24/25	Time:	1444
Deputy:	4	Mileage:	

Attorney / Originator:

Name: MCCALLA RAYMER LEIBERT PIERCE	Phone:
--	---------------

Service Attempts:

Date:	10/21/25					
Time:	15:14					
Mileage:						
Deputy:	484	2	3	4	5	6

Service Attempt Notes:

1. NO Answer v/c
2. _____
3. _____
4. _____
5. _____
6. _____

OPIE, MICHELE

2025CV920

344 SANDT STREET, CATAWISSA, PA 17820

EXP: 01/05/2026

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 10/23/2025

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

Ad ID: 356990
Description: michele opie SALE
Run Dates: 12/24/2025 - 01/07/2026
Class: 0002
Orig User: sshotwel
Words: 1098
Lines: 131
Agate Lines: 351
Depth: 14.56
Blind Box:

Total Ad Cost \$2,488.55
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	12/24/2025	01/07/2026	3	2,488.55

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK
vs.
OPIE, MICHELE

Case Number
2025CV920

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	86
Manner:	Adult in Charge	Expires:	01/05/2026
Warrant:			
Notes:	SALE DATE & TIME: 01/14/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	SOUTHERN COLUMBIA SCHOOL DISTRICT
Primary Address:	800 SOUTHERN DRIVE CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted · Other
Adult In Charge:	Chris Gardner
Relation:	Director of Finance
Date:	10/21/25
Time:	14:34
Deputy:	q
Mileage:	

Attorney / Originator:

Name: MCCALLA RAYMER LEIBERT PIERCE	Phone:
--	---------------

Service Attempts:

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

Service Attempt Notes:

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

SOUTHERN COLUMBIA SC 2025CV920 800 SOUTHERN DRIVE, CATAWISSA, PA 17820 EXP: 01/05/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK
vs.
OPIE, MICHELE

Case Number
2025CV920

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 86
Manner: Adult in Charge **Expires:** 01/05/2026 **Warrant:**
Notes: SALE DATE & TIME: 01/14/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CATAWISSA WATER AUTHORITY
Primary Address: 19 SCHOOLHOUSE ROAD
CATAWISSA, PA 17820
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: ROSEANN LUKUS
Relation: SECRETARY
Date: 10/21/25 **Time:** 14:43
Deputy: 9 **Mileage:**

Attorney / Originator:

Name: MCCALLA RAYMER LEIBERT PIERCE **Phone:**

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

CATAWISSA WATER AUTHORITY

2025CV920

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

EXP: 01/05/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK
vs.
OPIE, MICHELE

Case Number
2025CV920

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	86
Manner:	< Not Specified >	Expires:	01/05/2026
Notes:	SALE DATE & TIME: 01/14/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	CATAWISSA BOROUGH TAX COLLECTOR
Primary Address:	528 PINE STREET CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted <u>Other</u>		
Adult In Charge:	Mailhot		
Relation:			
Date:	10/21/25	Time:	15:05
Deputy:	9	Mileage:	

Attorney / Originator:

Name:	MCCALLA RAYMER LEIBERT PIERCE	Phone:	
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Service Attempts:

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

Service Attempt Notes:

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

CATAWISSA BOROUGH TA

2025CV920

528 PINE STREET, CATAWISSA, PA 17820

EXP: 01/05/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK
vs.
OPIE, MICHELE

Case Number
2025CV920

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	84
Manner:	Adult in Charge	Expires:	01/05/2026
Warrant:			
Notes:	SALE DATE & TIME: 01/14/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	344 SANDT STREET CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	10/21/25
Time:	15:14
Deputy:	9
Mileage:	

Attorney / Originator:

Name: MCCALLA RAYMER LEIBERT PIERCE	Phone:
--	---------------

Service Attempts:

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

Service Attempt Notes:

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

OCCUPANT

2025CV920

344 SANDT STREET, CATAWISSA, PA 17820

EXP: 01/05/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK
vs.
OPIE, MICHELE

Case Number
2025CV920

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 86
Manner: Adult in Charge **Expires:** 01/05/2026 **Warrant:**
Notes: SALE DATE & TIME: 01/14/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS
* Tell Tracy Sarah said Hello 😊

Serve To:

Name: CATAWISSA BOROUGH
Primary Address: 307 MAIN STREET
CATAWISSA, PA 17820
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: Connie Cole
Relation: Secretary
Date: 10/21/25 **Time:** 15:20
Deputy: 9 **Mileage:**

Attorney / Originator:

Name: MCCALLA RAYMER LEIBERT PIERCE **Phone:**

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

CATAWISSA BOROUGH

2025CV920

307 MAIN STREET, CATAWISSA, PA 17820

EXP: 01/05/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK
vs.
OPIE, MICHELE

Case Number
2025CV920

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 86

Manner: Adult in Charge **Expires:** 01/05/2026 **Warrant:**

Notes: SALE DATE & TIME: 01/14/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY ADULT PROBATION

Primary Address: PO BOX 380
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MICHELE SWITZER

Relation: CLERK

Date: 10/01/25 **Time:** 0939

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: MCCALLA RAYMER LEIBERT PIERCE **Phone:**

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY ADULT

2025CV920

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/05/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK
vs.
OPIE, MICHELE

Case Number
2025CV920

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	84		
Manner:	Adult in Charge	Expires:	01/05/2026	Warrant:	
Notes:	SALE DATE & TIME: 01/14/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS				

Serve To:

Name:	COLUMBIA COUNTY REGISTER & RECORD		
Primary Address:	35 WEST MAIN STREET BLOOMSBURG, PA 17815		
Phone:		DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	LINDA ALLEN		
Relation:	CLERK		
Date:	10/21/25	Time:	0935
Deputy:	4	Mileage:	

Attorney / Originator:

Name:	MCCALLA RAYMER LEIBERT PIERCE	Phone:	
-------	-------------------------------	--------	--

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY REGIS

2025CV920

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

EXP: 01/05/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK
vs.
OPIE, MICHELE

Case Number
2025CV920

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	86
Manner:	Adult in Charge	Expires:	01/05/2026
Notes:	SALE DATE & TIME: 01/14/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

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

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Logan Karas		
Relation:	Clerk		
Date:	10/21/25	Time:	09:49
Deputy:	4	Mileage:	

Attorney / Originator:

Name:	MCCALLA RAYMER LEIBERT PIERCE	Phone:	
--------------	-------------------------------	---------------	--

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2025CV920

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/05/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK
vs.
OPIE, MICHELE

Case Number
2025CV920

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	86.
Manner:	Adult in Charge	Expires:	01/05/2026
Notes:	SALE DATE & TIME: 01/14/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

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

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Sue Fies		
Relation:	Clerk		
Date:	10/21/25	Time:	09:52
Deputy:	9	Mileage:	

Attorney / Originator:

Name: MCCALLA RAYMER LEIBERT PIERCE	Phone:
--	---------------

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2025CV920 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 01/05/2026

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 20TH 2025

Re: Sheriffs Sale Advertising Dates

PNC BANK NATIONAL ASSOCIATION
VS.
MICHELE D. OPIE

No. 920 of 2025 J.D. and No. 86 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	DECEMBER 24 TH 2025
2 nd Week	DECEMBER 31 ST 2025
3 rd Week	JANUARY 7 TH 2026

SALE DATE: **JANUARY 14TH 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

McCalla Raymer Leibert Pierce, LLP

By: Dylan Chess, Esquire

PA Attorney ID No. 330479

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

Telephone: (445) 207-4041

Fax: (732) 902-5398

Email: Dylan.Chess@mccalla.com

Attorneys for Plaintiff

PNC BANK, NATIONAL ASSOCIATION	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
Plaintiff,	
v.	NO. 2025-CV-920
MICHELE D OPIE	2025 - ED - 86
Defendant.	CIVIL ACTION - MORTGAGE FORECLOSURE

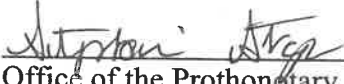
WRIT OF EXECUTION - (Mortgage Foreclosure)

TO THE SHERIFF OF COLUMBIA COUNTY:

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

Premises: 344 Sandt St, Catawissa, PA 17820.
(see legal description attached)

Amount Due:	\$112,651.67
Interest from September 24, 2025 through	\$
Date of Sale at \$17.40 per diem	
Costs to be added	\$


 Office of the Prothonotary of Columbia County,
 Pennsylvania

Seal of the Court

Deputy

Date: 10/31/25

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

McCalla Raymer Leibert Pierce, LLP

By: Dylan Chess, Esquire

PA Attorney ID No. 330479

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

Telephone: (445) 207-4041

Fax: (732) 902-5398

Email: Dylan.Chess@mccalla.com

Attorneys for Plaintiff

PNC BANK, NATIONAL ASSOCIATION	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
Plaintiff,	
v.	NO. 2025-CV-920
MICHELE D OPIE	2025-ED-86
	CIVIL ACTION - MORTGAGE FORECLOSURE
Defendant.	

WRIT OF EXECUTION - (Mortgage Foreclosure)

TO THE SHERIFF OF COLUMBIA COUNTY:

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(see legal description attached)

Amount Due:	\$112,651.67
Interest from September 24, 2025 through	\$
Date of Sale at \$17.40 per diem	
Costs to be added	\$

[Signature]
Office of the Prothonotary of Columbia County,
Pennsylvania

Seal of the Court

Deputy

Date: 10/31/25

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

PNC BANK, NATIONAL ASSOCIATION

Plaintiff,

v.

MICHELE D OPIE

Defendant.

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2025-CV-920

CIVIL ACTION - MORTGAGE
FORECLOSURE

WRIT OF EXECUTION - (Mortgage Foreclosure)

Amount Due	\$112,651.67
Interest from September 24, 2025	\$
Costs Paid:	\$
Recordation Cost	\$
Sheriff	\$
Statutory	\$



McCalla Raymer Leibert Pierce, LLP
Dylan Chess, Esquire (PA ID No. 330479)
Attorneys for Plaintiff

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV920

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, JANUARY 14, 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 and tract of land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a railroad spike on the Southern edge of right-of-way of "Sandt Street", and being the Northeast corner of herein described lands; Thence South fifty-one (51) degrees fifty-one (51) minutes thirty-nine (39) seconds East, forty and twenty-six hundredths (40.26) feet to a railroad spike on the Western edge of right-of-way of a twenty-four (24) foot paved street; Thence by the edge of said paved street, South thirty-five (35) degrees fifty-two (52) minutes sixteen (16) seconds East, sixtyseven and thirteen hundredths (67.13) feet to a railroad spike; Thence by other lands now or formerly of Frank C. and Kathleen Baker, South forty-six (46) degrees seven (07) minutes twenty-three (23) seconds West, forty-four and twenty-eight hundredths (44.28) feet to an iron pin; Thence by same North fifty (50) degrees four (04) minutes twenty (20) seconds West, eight and eighty-one hundredths (8.81) feet to an iron pin; Thence by the same South thirty-nine (39) degrees fifty-five (55) minutes twenty (20) seconds West, thirty and forty-four hundredths (30.44) feet to an iron pin; Thence by the same, North fifty (50) degrees four (04) minutes twenty (20) seconds West, nineteen and thirty hundredths (19.30) feet to an iron pin; Thence by the same, South thirty-nine (39) degrees fifty-five (55) minutes forty (40) seconds West, twenty-nine and eighty-nine hundredths (29.89) feet to an iron pin; Thence by the same, North forty-nine (49) degrees three (03) minutes two (02) seconds West, one hundred ten and sixty-eight hundredths (110.68) feet to an iron pin on the Southern edge of right-of-way of "Sandt Street"; Thence by the Southern edge of said street, North fifty-seven (57) degrees fiftysix (56) minutes two (02) seconds East, one hundred twenty-three and forty-four hundredths (123.44) feet to the place of Beginning.

Containing 0.295 acres of land.

Also, an access easement and right-of-way sixteen (16) feet wide for purposes of ingress and egress to and from the premises herein described extending eight (8) feet in width on each side of the following described centerline:

All That Certain piece, parcel and tract of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, more particularly described as follows:

Beginning at a point on the Southern edge of the right-of-way of Sandt Street, said point being South fifty-seven (57) degrees fifty-six (56) minutes two (02) seconds West, forty-five and eighty-four hundredths (45.84) feet from a set iron pin at the Southwest corner of lands of which this easement will serve; Thence by lands now of formerly of Baker and along the centerline of an existing sixteen (16) foot paved street, South fifty-seven (57) degrees thirty-two (32) minutes eleven (11) seconds East, seventy-three and sixty-nine hundredths (73.69) feet to a point; Thence along same, South fifty-three (53) degrees forty-five (45) minutes twenty-eight (28) seconds East, thirty-nine and thirty-eight hundredths (39.38) feet to a point; Thence along same, South fifty (50) degrees twenty-four (24) minutes twenty-four (24) seconds East, seven and seventy-four hundredths (7.74) feet to a point; Thence along lands now or formerly of Frank C. and Kathleen Baker, North thirty-nine (39) degrees fifty-five (55) minutes forty (40) seconds East, twenty-nine and fifty-seven hundredths (29.57) feet to a point which is North forty-nine (49) degrees three (03) minutes two (02) seconds West five (5.00) feet from a set iron pin at the Southwest corner of lands of which this easement will serve.

The Said Access Easement and Right-of-Way shall be appurtenant to the herein described, non-exclusive and perpetual. Grantee, her successors and assigns, shall be responsible for any improvements or any maintenance that Grantee desires to make to the said right-of-way. Subject to approval by Grantors, which approval will not be unreasonably withheld.

Property Address: 344 Sandt St, Catawissa, PA 17820
Parcel ID: 08-06-098-01-000

Title is vested in Michele D. Opie by deed from Secretary of Housing and Urban Development dated 11/23/2018 and recorded on

Opie
Catawissa Boro

REAL ESTATE OUTLINE

ED # 2025 ED86

DATE RECEIVED 10-7-2025
DOCKET AND INDEX 2025 CV 920

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>✓</u>
NOTICES OF SHERIFF SALE	<u>X</u>
WAIVER OF WATCHMAN	<u>✓</u>
AFFIDAVIT OF LIENS LIST	<u>X</u>
CHECK FOR \$ 1,350.00 OR <u>2,000.00</u>	<u>X</u>

CK# 739578

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

SALE DATE Jan. 14th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Dec. 24</u>
2 ND WEEK	<u>Dec. 31</u>
3 RD WEEK	<u>Jan 7</u>

Emailed Dylan
1st 10/14/25
2nd 10/20/25

McCalla Raymer Leibert Pierce, LLP

By: Dylan Chess, Esquire
PA Attorney ID No. 330479
485F Route 1 South, Suite 300
Iselin, NJ 08830-3072
Telephone: (445) 207-4041
Fax: (732) 902-5398
Email: Dylan.Chess@mccalla.com

Attorneys for Plaintiff

PNC BANK, NATIONAL ASSOCIATION

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

Plaintiff,

v.

MICHELE D OPIE

NO. 2025-CV-920

2025 - ED - 86

CIVIL ACTION - MORTGAGE
FORECLOSURE

Defendant.

AFFIDAVIT PURSUANT TO Pa.R.C.P. 3129.1

PNC Bank, National Association, Plaintiff in the above captioned action, by the undersigned attorney, sets forth as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located at 344 Sandt St, Catawissa, PA 17820.

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

Name

Address (if address cannot be
reasonably ascertained, please indicate)

Michele D Opie

344 Sandt St
Catawissa, PA 17820

2. Name and address of defendants in the judgment:

Name

Address (if address cannot be
reasonably ascertained, please indicate)

Michele D Opie

344 Sandt St, Catawissa, PA 17820

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

Name

Address (if address cannot be
reasonably ascertained, please indicate)

NONE

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

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

PNC Bank, National Association 3232 Newmark Drive, Miamisburg, OH 45342

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

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

NONE

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale (i.e. Tenants):

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

COLUMBIA County Tax Claim Bureau / 11 W Main Street
Bloomsburg, PA 17815

COLUMBIA County Register of Wills / 35 W Main Street
Bloomsburg, PA 17815

COLUMBIA County Domestic Relations / 11 W Main Street
Bloomsburg, PA 17815

COLUMBIA County Probation Department / 35 W Main Street
Bloomsburg, PA 17815

Borough of Catawissa / c/o Real Estate Tax Collection
528 Pine Street
Catawissa, PA 17820

Borough of Catawissa / c/o Codes and Inspections Department
153 Old Reading Road
Catawissa, PA 17820

Catawissa Municipal Water Authority 19 Schoolhouse Road
Catawissa, PA 17820

PPL Electric Utilities 827 Hausman Road /

Commonwealth of Pennsylvania Bureau of Child Support Enforcement	Allentown, PA 18104 Health and Human Service Building 625 Forster Street 4 th Floor Harrisburg, PA 17120
Commonwealth of Pennsylvania Department of Revenue	Bureau of Compliance Dept. 280946 Harrisburg, PA 17128
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6 th Floor, Strawberry Square Dept. 28061 Harrisburg, PA 17128
Commonwealth of Pennsylvania Inheritance Tax Division	11 th Floor, Strawberry Square Harrisburg, PA 17128
Commonwealth of Pennsylvania Department of Human Services	P.O. Box 2675 Harrisburg, PA 17105
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105-8486
Internal Revenue Service Advisory	1001 Liberty Avenue Room 704 Pittsburgh, PA 15222

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

<u>Name</u>	<u>Address (if address cannot be reasonably ascertained, please indicate)</u>
-------------	---

Tenants/Occupants	344 Sandt St, Catawissa, PA 17820
-------------------	-----------------------------------

I verify the statements made in this affidavit are true and correct to the best of my 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.

McCalla Raymer Leibert Pierce, LLP

Date: 09/30/2025

Dylan Chess
 Dylan Chess, Esquire (PA ID No. 330479)
 Attorneys for Plaintiff

McCalla Raymer Leibert Pierce, LLP

By: Dylan Chess, Esquire
PA Attorney ID No. 330479
485F Route 1 South, Suite 300
Iselin, NJ 08830-3072
Telephone: (445) 207-4041
Fax: (732) 902-5398
Email: Dylan.Chess@mccalla.com

Attorneys for Plaintiff

PNC BANK, NATIONAL ASSOCIATION	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
Plaintiff,	
v.	
	NO. 2025-CV-920
MICHELE D OPIE	2025 - ED - 80
	CIVIL ACTION - MORTGAGE FORECLOSURE
Defendant.	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Michele D Opie
344 Sandt St
Catawissa, PA 17820

PLEASE TAKE NOTICE that the real estate located at 344 Sandt St, Catawissa, PA 17820, owned by Michele D Opie, is scheduled to be sold at the Columbia County Sheriff's Sale on **January 14, 2026 at 9:00 a.m.** located online at <https://www.bid4assets.com/ColumbiaPASheriffSales> to enforce the court judgment of \$112,651.67, plus fees, costs and other charges obtained by PNC Bank, National Association against you.

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

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

1. The sale will be cancelled if you pay to PNC Bank, National Association the reinstatement amount, if applicable, or the amount of the judgment plus interest, late charges, all amounts due under the terms of the loan documents, and all costs and reasonable attorneys' fees due. To find out how much you must pay, please call McCalla Raymer Leibert Pierce, LLP at (445) 207-4041.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price of the bid by calling the Columbia County Sheriff's Office at 570-389-5622
2. You may be able to petition the court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office at 570-389-5622
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

LEGAL DESCRIPTION

All That Certain piece, parcel and tract of land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a railroad spike on the Southern edge of right-of-way of "Sandt Street", and being the Northeast corner of herein described lands; Thence South fifty-one (51) degrees fifty-one (51) minutes thirty-nine (39) seconds East, forty and twenty-six hundredths (40.26) feet to a railroad spike on the Western edge of right-of-way of a twenty-four (24) foot paved street; Thence by the edge of said paved street, South thirty-five (35) degrees fifty-two (52) minutes sixteen (16) seconds East, sixtyseven and thirteen hundredths (67.13) feet to a railroad spike; Thence by other lands now or formerly of Frank C. and Kathleen Baker, South forty-six (46) degrees seven (07) minutes twenty-three (23) seconds West, forty-four and twenty-eight hundredths (44.28) feet to an iron pin; Thence by same North fifty (50) degrees four (04) minutes twenty (20) seconds West, eight and eighty-one hundredths (8.81) feet to an iron pin; Thence by the same South thirty-nine (39) degrees fifty-five (55) minutes twenty (20) seconds West, thirty and forty-four hundredths (30.44) feet to an iron pin; Thence by the same, North fifty (50) degrees four (04) minutes twenty (20) seconds West, nineteen and thirty hundredths (19.30) feet to an iron pin; Thence by the same, South thirty-nine (39) degrees fifty-five (55) minutes forty (40) seconds West, twenty-nine and eighty-nine hundredths (29.89) feet to an iron pin; Thence by the same, North forty-nine (49) degrees three (03) minutes two (02) seconds West, one hundred ten and sixty-eight hundredths (110.68) feet to an iron pin on the Southern edge of right-of- ay of "Sandt Street"; Thence by the Southern edge of said street, North fifty-seven (57) degrees fiftysix (56) minutes two (02) seconds East, one hundred twenty-three and forty-four hundredths (123.44) feet to the place of Beginning.

Containing 0.295 acres of land.

Also, an access easement and right-of-way sixteen (16) feet wide for purposes of ingress and egress to and from the premises herein described extending eight (8) feet in width on each side of the following described centerline:

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pin at the Southwest corner of lands of which this easement will serve.

The Said Access Easement and Right-of-Way shall be appurtenant to the herein described, non-exclusive and perpetual. Grantee, her successors and assigns, shall be responsible for any improvements or any maintenance that Grantee desires to make to the said right-of-way. Subject to approval by Grantors, which approval will not be unreasonably withheld.

Property Address: 344 Sandt St, Catawissa, PA 17820

Parcel ID: 08-06-098-01-000

Title is vested in Michele D. Opie by deed from Secretary of Housing and Urban Development dated 11/23/2018 and recorded on 11/28/2018 in the Columbia County Clerk's/Register's Office as Instrument No.: 201809103.

McCalla Raymer Leibert Pierce, LLP

By: Dylan Chess, Esquire

PA Attorney ID No. 330479

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

Telephone: (445) 207-4041

Fax: (732) 902-5398

Email: Dylan.Chess@mccalla.com

Attorneys for Plaintiff

PNC BANK, NATIONAL ASSOCIATION

Plaintiff,

v.

MICHELE D OPIE

Defendant(s).

COURT OF COMMON PLEAS OF COLUMBIA COUNTY

NO. 2025-CV-920

CIVIL ACTION - MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

Any Deputy Sheriff, with full legal authority, 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 thereof.

McCalla Raymer Leibert Pierce, LLP

Date: 10/15/2025



Dylan Chess, Esquire (PA ID No. 330479)

Attorneys for Plaintiff

McCalla Raymer Leibert Pierce, LLP

By: Dylan Chess, Esquire
PA Attorney ID No. 330479
485F Route 1 South, Suite 300
Iselin, NJ 08830-3072
Telephone: (445) 207-4041
Fax: (732) 902-5398
Email: Dylan.Chess@mccalla.com

Attorneys for Plaintiff

PNC BANK, NATIONAL ASSOCIATION	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
Plaintiff,	
v.	NO. 2025-CV-920
MICHELE D OPIE	CIVIL ACTION - MORTGAGE FORECLOSURE
Defendant.	

AFFIDAVIT OF LAST KNOWN ADDRESS

I, the undersigned Attorney for Plaintiff, hereby certify that the correct address of the judgment creditor (Plaintiff) is:

PNC Bank, National Association
3232 Newmark Drive
Miamisburg, OH 45342

And that the last known address of the judgment debtors (defendants) is:

Michele D Opie
344 Sandt St
Catawissa, PA 17820

McCALLA RAYMER LEIBERT PIERCE, LLP

Date: 10/15/2025


Dylan Chess, Esquire (PA ID No. 330479)
Attorneys for Plaintiff

McCalla Raymer Leibert Pierce, LLP

By: Dylan Chess, Esquire

PA Attorney ID No. 330479

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

Telephone: (445) 207-4041

Fax: (732) 902-5398

Email: Dylan.Chess@mccalla.com

Attorneys for Plaintiff

PNC BANK, NATIONAL ASSOCIATION	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
Plaintiff,	
v.	NO. 2025-CV-920
MICHELE D OPIE	CIVIL ACTION - MORTGAGE FORECLOSURE
Defendant.	

AFFIDAVIT OF NON-MILITARY SERVICE


Dylan Chess, Esquire of McCalla Raymer Leibert Pierce, LLP, attorneys for the Plaintiff, hereby verifies the following facts to the best of her knowledge, information, and belief:

1. Defendant, Michele D Opie, has a last known address of 344 Sandt St, Catawissa, PA 17820.
2. Inquiry has been made with the Defense Manpower Data Center (“DMDC”) website operated by the United States Department of Defense (<https://scra.dmdc.osd.mil/>) and it has been determined that Defendant, Michele D Opie, is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended. A true and correct copy of the Servicemembers Civil Relief Act search, redacted to remove personal information, is attached hereto.

3. The DMDC search results states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.
4. The undersigned understands that the statements herein are made subject to the penalties of 18 Pa.C.§4904 relating to unsworn falsification to authorities.

MCCALLA RAYMER LEIBERT PIERCE, LLP

DATED: 10/15/2025



Dylan Chess, Esquire (330479)
Attorney for Plaintiff



**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-
 Birth Date:
 Last Name: OPIE
 First Name: MICHELE
 Middle Name: D
 Status As Of: Oct-15-2025
 Certificate ID: FLS4QT73WGD3TS0

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, Space Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 3901 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q35) via this URL: <https://scra.dmdc.osd.mil/scra/#/faqs>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 3921(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.



Welcome to the Official Servicemembers Civil Relief Act (SCRA) Website



[Home](#)

[Single Record Request](#)

[Multiple Record Requests](#)

[User's Guide](#)

[FAQs](#)

[News](#)

[Contact Us](#)

[My Account](#)

Single Record Request

Use this page to request a Certificate verifying Active Duty Status for an individual on a specified date.

***SSN is NOT required. Unless you are a financial institution or otherwise required to collect SSNs, you should not require individuals to provide you with their SSN for the sole purpose of conducting a query on this website. Searches can be conducted using Name and Date of Birth alone. Providing additional details such as First Name, Middle Name, or SSN, if already known, will increase the accuracy of the match.**

SSN

?

Show

Repeat SSN

Show

Birth Date

Show

MM/DD/YYYY (e.g. 09/16/2012)

Last Name

First Name

Middle Name

Active Duty Status Date

?

MM/DD/YYYY (The default will be set to today's date)

Tips & Notes

- Without a Social Security Number, DMDC cannot authoritatively assert that this is the same individual that your query refers to. Name and date of birth alone do not uniquely identify an individual.
- Check your data entry before submitting it.
- Response may take up to 15 seconds after clicking "Submit".

Resources

- [Download Adobe Reader](#)
- [Unexpected Results?](#)

Terms of Use Agreement

Permissible Uses: Access to this website is restricted to financial institutions, collection agencies, and others with financial and legal transactions with eligible service members for the sole purpose of ensuring that those service members receive Servicemembers Civil Relief Act (SCRA) protections in accordance with 50 U.S.C. Chapter 50. All other use is strictly prohibited.

VIOLATIONS OF THESE TERMS OF USE MAY RESULT IN IMMEDIATE TERMINATION OF ACCESS TO THE SERVICES OF THIS WEBSITE WITHOUT PRIOR NOTICE.

UNAUTHORIZED ACCESS MAY SUBJECT YOU TO CRIMINAL PENALTIES INCLUDING POTENTIAL FINES AND IMPRISONMENT IF YOU MAKE A FALSE REPRESENTATION TO GAIN ACCESS TO THE SERVICES OFFERED ON THIS WEBSITE OR OBTAIN INFORMATION UNDER FALSE PRETENSES. 18 U.S.C. § 1001

By clicking the box marked "I Accept," you indicate that you have read and agree to the Terms of Use and that you certify, under penalty of perjury, that you are only using this website for the permissible uses identified in this Agreement.

I Accept

McCalla Raymer Leibert Pierce, LLP

By: Dylan Chess, Esquire

PA Attorney ID No. 330479

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

Telephone: (445) 207-4041

Fax: (732) 902-5398

Email: Dylan.Chess@mccalla.com

Attorneys for Plaintiff

2025 - ED - 86


<p>PNC BANK, NATIONAL ASSOCIATION Plaintiff,</p>	<p>COURT OF COMMON PLEAS OF COLUMBIA COUNTY</p>
<p>v.</p>	
<p>MICHELE D OPIE</p>	<p>NO. 2025-CV-920</p>
	<p>CIVIL ACTION - MORTGAGE FORECLOSURE</p>
<p>Defendant(s).</p>	

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 document.

McCalla Raymer Leibert Pierce, LLP

Date: 09/30/2025



 Dylan Chess, Esquire (PA ID No. 330479)
 Attorneys for Plaintiff



485F Route 1 South, Suite 300
Iselin, NJ 08830-3072
T. (445) 207-4041
www.mccalla.com

ALABAMA	NEVADA
CALIFORNIA	NEW JERSEY
CONNECTICUT	NEW YORK
FLORIDA	OHIO
GEORGIA	OREGON
ILLINOIS	PENNSYLVANIA
KENTUCKY	TEXAS
MISSISSIPPI	WASHINGTON

September 30, 2025

Columbia County Sheriff's Department
35 West Main Street
PO Box 380,
Bloomsburg, PA 17815

Re: Request to Schedule a Foreclosure Sale
PNC Bank, National Association v. Michele D Opie
Columbia County Court of Common Pleas
Case No.: 2025-CV-920
Property Address: 344 Sandt St, Catawissa, PA 17820

Dear Sir or Madam:

Enclosed please find the following documents required to schedule the foreclosure sale for the above referenced property address for the January 14, 2026 Sheriff's Sale and our check in the amount of \$2,000 for the required sale deposit:

1. Praecipe for Writ of Execution time-stamped
2. 3129.1 Affidavit
3. Notice of Sheriff's Sale
4. Long Form Legal Description
5. Short Form Legal Description

Can you please effectuate service of the Notice of Sheriff's Sale and the Writ of Execution on the below referenced defendant as follows:

Michele D. Opie
344 Sandt St
Catawissa, PA 17820

If you have any questions or require additional documentation, please do not hesitate to contact me at 445-207-4041 or via email at PASales@mccalla.com. Thank you for your assistance.

Sincerely,

By: 
Dylan Chess, Esquire
Attorneys for Plaintiff

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

North Penn Legal Services

168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
1-800-692-7375

LEGAL DESCRIPTION

All That Certain piece, parcel and tract of land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a railroad spike on the Southern edge of right-of-way of "Sandt Street", and being the Northeast corner of herein described lands; Thence South fifty-one (51) degrees fifty-one (51) minutes thirty-nine (39) seconds East, forty and twenty-six hundredths (40.26) feet to a railroad spike on the Western edge of right-of-way of a twenty-four (24) foot paved street; Thence by the edge of said paved street, South thirty-five (35) degrees fifty-two (52) minutes sixteen (16) seconds East, sixtyseven and thirteen hundredths (67.13) feet to a railroad spike; Thence by other lands now or formerly of Frank C. and Kathleen Baker, South forty-six (46) degrees seven (07) minutes twenty-three (23) seconds West, forty-four and twenty-eight hundredths (44.28) feet to an iron pin; Thence by same North fifty (50) degrees four (04) minutes twenty (20) seconds West, eight and eighty-one hundredths (8.81) feet to an iron pin; Thence by the same South thirty-nine (39) degrees fifty-five (55) minutes twenty (20) seconds West, thirty and forty-four hundredths (30.44) feet to an iron pin; Thence by the same, North fifty (50) degrees four (04) minutes twenty (20) seconds West, nineteen and thirty hundredths (19.30) feet to an iron pin; Thence by the same, South thirty-nine (39) degrees fifty-five (55) minutes forty (40) seconds West, twenty-nine and eighty-nine hundredths (29.89) feet to an iron pin; Thence by the same, North forty-nine (49) degrees three (03) minutes two (02) seconds West, one hundred ten and sixty-eight hundredths (110.68) feet to an iron pin on the Southern edge of right-of- ay of "Sandt Street"; Thence by the Southern edge of said street, North fifty-seven (57) degrees fiftysix (56) minutes two (02) seconds East, one hundred twenty-three and forty-four hundredths (123.44) feet to the place of Beginning.

Containing 0.295 acres of land.

Also, an access easement and right-of-way sixteen (16) feet wide for purposes of ingress and egress to and from the premises herein described extending eight (8) feet in width on each side of the following described centerline:

All That Certain piece, parcel and tract of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, more particularly described as follows:

Beginning at a point on the Southern edge of the right-of-way of Sandt Street, said point being South fifty-seven (57) degrees fifty-six (56) minutes two (02) seconds West, forty-five and eighty-four hundredths (45.84) feet from a set iron pin at the Southwest corner of lands of which this easement will serve; Thence by lands now of formerly of Baker and along the centerline of an existing sixteen (16) foot paved street, South fifty-seven (57) degrees thirty-two (32) minutes eleven (11) seconds East, seventy-three and sixty-nine hundredths (73.69) feet to a point; Thence along same, South fifty-three (53) degrees forty-five (45) minutes twenty-eight (28) seconds East, thirty-nine and thirty-eight hundredths (39.38) feet to a point; Thence along same, South fifty (50) degrees twenty-four (24) minutes twenty-four (24) seconds East, seven and seventy-four hundredths (7.74) feet to a point; Thence along lands now or formerly of Frank C. and Kathleen Baker, North thirty-nine (39) degrees fifty-five (55) minutes forty (40) seconds East, twenty-nine and fifty-seven hundredths (29.57) feet to a point which is North forty-nine (49) degrees three (03) minutes two (02) seconds West five (5.00) feet from a set iron

pin at the Southwest corner of lands of which this easement will serve.

The Said Access Easement and Right-of-Way shall be appurtenant to the herein described, non-exclusive and perpetual. Grantee, her successors and assigns, shall be responsible for any improvements or any maintenance that Grantee desires to make to the said right-of-way. Subject to approval by Grantors, which approval will not be unreasonably withheld.

Property Address: 344 Sandt St, Catawissa, PA 17820

Parcel ID: 08-06-098-01-000

Title is vested in Michele D. Opie by deed from Secretary of Housing and Urban Development dated 11/23/2018 and recorded on 11/28/2018 in the Columbia County Clerk's/Register's Office as Instrument No.: 201809103.

Short Form Legal Description

By virtue of a Writ of Execution No. 2025-CV-920

PNC Bank, National Association

v.

Michele D. Opie

All That Certain piece, parcel and tract of land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania.

Parcel No. 08-06-098-01-000

Property Address: 344 Sandt St, Catawissa, PA 17820

Improvements thereon: Single-Family Residential Dwelling

Judgment Amount: \$112,651.67

Attorney for Plaintiff:

McCalla Raymer Leibert Pierce, LLP

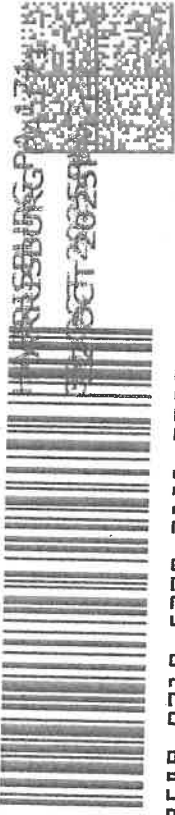
485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

AFTER FIVE DAYS RETURN TO
TIMOTHY T. CHAMBERLAIN
SHERIFF



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



9589 0710 5270 3181 3385 70

US POSTAGE with PITNEY BOWES
ZIP 17815 **\$010.44⁰**
02 4W
0000379331 OCT. 22, 2025

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

RTS

NIXIE 171 DE 1 0011/05/25
RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

REF BC: 17815038080 *2792-05400-05-21

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Tim Belvic* Agent Addressed
B. Received by *AMM* (Printed Name) Date of Delivery *10/14/2025*
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

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

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

9590 9402 9501 5069 5794 93
9589 0710 5270 3181 3385 70

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:

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

9590 9402 9501 5069 5794 55
9589 0710 5270 3181 3386 00

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *AMM* Agent Addressed
B. Received by *AMM* (Printed Name) Date of Delivery *10/14/2025*
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

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

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

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



9590 9402 9501 5069 5794 48

Article Number (Transfer from service label)
9589 0710 5270 3181 3386 24

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Adam Belicic* Agent Addressee
B. Received by (Printed Name) Agent Addressee
ADAM BELICIC Date of Delivery 24 2025

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
X *Adam Belicic*
B. Received by (Printed Name) Agent Addressee
ADAM BELICIC Date of Delivery 24 2025
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:
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

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:
PP: Electric Utilities
827 Hausman Road
Allentown, PA 18104



9590 9402 9501 5069 5794 17

Article Number (Transfer from service label)
9589 0710 5270 3181 3387 23

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Matthew Systems* Agent Addressee
B. Received by (Printed Name) Agent Addressee
C. Date of Delivery
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

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

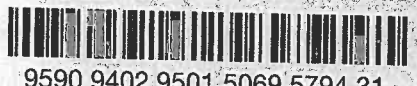
SENDER: COMPLETE THIS SECTION

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:
PENNSYLVANIA DEPT OF PUBLIC WELFARE
TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM
P.O. BOX 8684 WILLOW OAK BUILDING
HARRISBURG, PA 17105

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
1001 Liberty Ave Rm. 704
Pittsburgh, PA 15222



9590 9402 9501 5069 5794 31

Article Number (Transfer from service label)
9589 0710 5270 3181 3386 31

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* Agent Addressee
B. Received by (Printed Name) Agent Addressee
C. Date of Delivery
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
X *[Signature]*
B. Received by (Printed Name) Agent Addressee
C. Date of Delivery 10 24 25
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:
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

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
Article Addressed to:
U.S. Treasury Department
600 Arch Street
Room 3259
Philadelphia, PA 19106

RECEIVED
OCT 24 2025

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.

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

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

Article Addressed to:

Small Business Administration
660 American Ave #301
King Of Prussia, PA 19406



9590 9402 9501 5069 5795 09

Article Number (Transfer from service label)

9589 0710 5270 3181 3384 33

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* Agent Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

10-24

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

Mail Restricted Delivery (0)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.

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

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

Article Addressed to:

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



9590 9402 9501 5069 5794 86

Article Number (Transfer from service label)

9589 0710 5270 3181 3385 87

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* Agent Addressee

B. Received by (Printed Name)

ADAM BELICIC

C. Date of Delivery

24 2025

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

3. Service Type

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

Mail 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
Health & Human Services
225 Forster St. 4th Fl
Harrisburg PA 17120



9590 9402 9501 5069 5794 24

Article Number (Transfer from service label)

9589 0710 5270 3181 3387 30

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* Agent Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

OCT 24 2025

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

3. Service Type

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

Mail Restricted Delivery (0)

Domestic Return Receipt

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS

McCalla Raymer Leibert Pierce
1544 Old Alabama Rd
Roswell, GA 30076

Wells Fargo N.A. - Operating

739578

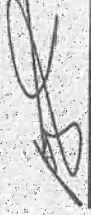
DATE
September 23, 2025

AMOUNT
\$2,000.00

*****TWO THOUSAND AND 0/100 US DOLLARS

PAY TO THE ORDER OF

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



⑈ 739578 ⑈

⑆ 06100027⑆ 2000138364098 ⑈