

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



TRUIST BANK
vs.
MATTHEW KILLIAN, JR

Case Number
2024CV1308

PROPERTY ADDRESS

507 MONROE STREET, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
02/07/2025	Advance Fee	Advance Fee	315280	\$0.00	\$2,000.00
02/07/2025	Advertising Sale (Newspaper)			\$15.00	\$0.00
02/07/2025	Advertising Sale Bills & Copies			\$17.50	\$0.00
02/07/2025	Crying Sale			\$10.00	\$0.00
02/07/2025	Docketing			\$15.00	\$0.00
02/07/2025	Levy			\$15.00	\$0.00
02/07/2025	Mailing Costs			\$84.00	\$0.00
02/07/2025	Posting Handbill			\$15.00	\$0.00
02/07/2025	Sheriff Automation Fund			\$50.00	\$0.00
02/07/2025	Web Posting			\$100.00	\$0.00
03/05/2025	Service			\$300.00	\$0.00
03/05/2025	Service Mileage			\$24.00	\$0.00
03/05/2025	Tax Claim Search			\$15.00	\$0.00
03/05/2025	Surcharge			\$40.00	\$0.00
03/05/2025	Copies			\$10.00	\$0.00
03/05/2025	Notary Fee			\$10.00	\$0.00
03/05/2025	Refund			\$1,279.50	\$0.00
				\$2,000.00	\$2,000.00

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

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1501
1420 WALNUT STREET
PHILADELPHIA, PA 19102
(215) 790-1010
FAX (215) 790-1274

March 4, 2025

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Truist Bank vs. Matthew P. Killian Jr.
Columbia; C.C.P; No. 2024-CV-1306
Premises: 507 Monroe Street, Berwick, Pennsylvania 18603

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **April 23, 2025** Sheriff's Sale. I am requesting at this time that you stay this sale.

In addition, please return the Writ to the Prothonotary and forward any refund due my client.

As acknowledgment of this stay, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,
Kristen Small
Kristen Small, Legal Assistant

/ks

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

BERWICK BORO

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
 TAX COLLECTOR
 1615 LINCOLN AVENUE
 BERWICK PA 18603

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

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
 03/01/2025

BILL NO.
 4506

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	15,292	14.635	219.32	223.80	246.18
SINKING		1.5	22.48	22.94	25.23
LIGHT		1.25	18.74	19.12	20.08
FIRE		2.25	33.72	34.41	36.13
BORO RE		18.1	271.25	276.79	290.63
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	565.51	618.25
			April 30 If paid on or before	577.06 June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

KILLIAN MATTHEW P JR
 507 MONROE ST
 BERWICK PA 18603

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04C-05 -042-00,000		
507 MONROE ST		
.1286 acres	Land	2,500
	Buildings	12,792
	Total Assessment	15,292

This tax returned
 to courthouse on:
January 1, 2026

FILE COPY

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



TRUIST BANK
vs.
KILLIAN JR, MATTHEW

Case Number
2024CV1308

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 9
Manner: < Not Specified > **Expires:** 05/06/2025

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

Serve To:

Name: BERWICK SEWER AUTHORITY
Primary Address: 1108 FREAS AVE
 BERWICK, PA 18603
Phone: 570-752-8477 **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: KELLY MORRIS
Relation: CLERK
Date: 2/12/25 **Time:** 10:09
Deputy: 4 **Mileage:**

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC **Phone:** 215-790-1010

Service Attempts:

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

Service Attempt Notes:

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

BERWICK SEWER AUTHOF

2024CV1308

1108 FREAS AVE, BERWICK, PA 18603

EXP: 05/06/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



TRUIST BANK
vs.
KILLIAN JR, MATTHEW

Case Number
2024CV1308

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 9

Manner: Adult in Charge **Expires:** 05/06/2025

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

Serve To:

Name: OCCUPANT

Primary Address: 507 MONROE STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult in Charge Posted Other

Adult In Charge: Kelly Hunlock

Relation: Fiance's Daughter

Date: 2/12/25 **Time:** 4:35

Deputy: G **Mileage:**

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC **Phone:** 215-790-1010

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2024CV1308

507 MONROE STREET, BERWICK, PA 18603

EXP: 05/06/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



TRUIST BANK
vs.
KILLIAN JR, MATTHEW

Case Number
2024CV1308

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	9
Manner:	Adult in Charge	Expires:	05/06/2025
Notes:	SALE DATE & TIME: 04/23/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	MATTHEW KILLIAN, JR
Primary Address:	507 MONROE STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult in Charge</u> Posted · Other		
Adult In Charge:	KELLY HUMLOCK		
Relation:	Fiancee Daughter		
Date:	2/12/25	Time:	4:35
Deputy:	g	Mileage:	

Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010
--------------	------------------------------	---------------	--------------

Service Attempts:

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

Service Attempt Notes:

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

KILLIAN JR, MATTHEW

2024CV1308

507 MONROE STREET, BERWICK, PA 18603

EXP: 05/06/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



TRUIST BANK
vs.
KILLIAN JR, MATTHEW

Case Number
2024CV1308

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	9
Manner:	Adult in Charge	Expires:	05/06/2025
Notes:	SALE DATE & TIME: 04/23/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · <u>Other</u>		
Adult In Charge:			
Relation:			
Date:	2/14/25	Time:	13:58
Deputy:	4	Mileage:	

Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010
--------------	------------------------------	---------------	--------------

Service Attempts:

Date:	2/12/25					
Time:	10:27					
Mileage:						
Deputy:	4 1	2	3	4	5	6

Service Attempt Notes:

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

GINGHER, CONNIE C.

2024CV1308

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 05/06/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



TRUIST BANK
vs.
KILLIAN JR, MATTHEW

Case Number
2024CV1308

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 9
Manner: Adult in Charge **Expires:** 05/06/2025
Notes: SALE DATE & TIME: 04/23/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

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

Final Service:

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

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC **Phone:** 215-790-1010

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2024CV1308 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 05/06/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



TRUIST BANK
vs.
KILLIAN JR, MATTHEW

Case Number
2024CV1308

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	9
Manner:	Adult in Charge	Expires:	05/06/2025
Notes:	SALE DATE & TIME: 04/23/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Lynn Dixon		
Relation:	Employee		
Date:	04/12/25	Time:	09:15
Deputy:	#7	Mileage:	

Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010
-------	------------------------------	--------	--------------

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2024CV1308

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 05/06/2025

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 02/12/2025

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

Ad ID: **247820**
Description: **Killian Sale**
Run Dates: **04/02/2025 - 04/16/2025**
Class: **0002**
Orig User: **sshotwel**
Words: **662**
Lines: **80**
Agate Lines: **216**
Depth: **8.89**
Blind Box:

Total Ad Cost \$1,536.80
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	04/02/2025	04/16/2025	3	1,536.80

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV1308

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

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

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

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Monroe Street at the corner of Lot No. 1, Section 11; THENCE in a westerly direction along Lot No. 1 a distance of 140 feet to an alley; THENCE along the same in a northerly direction a distance of 40 feet to Lot No. 3; THENCE in an easterly direction along Lot No. 3 a distance of 140 feet to the westerly line of Monroe Street; THENCE in a southerly direction along Monroe Street 40 feet to the place of

BEGINNING

BEING Lot No. 2, Section 11, in George E. Sponsler's Addition to Berwick.

The improvements thereon being known as 507 Monroe Street, Berwick, Pennsylvania - 18603

TAX I.D. # 04C 05 042000000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Sharon Lee Martinez n/k/a Sharon Lee Smith and Neil E. Smith, husband and wife, by deed dated January 17, 2013 and recorded January 23, 2013 in Instrument Number 201300715, granted and conveyed unto Matthew P. Killian Jr. REAL DEBT: \$51,266.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MATTHEW P. KILLIAN JR.

McCabe, Weisberg & Conway, LLC

1420 Walnut Street, Suite 1501

Philadelphia, PA 19102

PROPERTY ADDRESS: 507 MONROE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C 05 042 000 000

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

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff
MCCABE, WEISBERG & CONWAY PC Columbia County, Pennsylvania
PHILADELPHIA, PA 215-790-1010

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

P.R.C.P. 3180 TO 3183 and Rule 3257

Truist Bank

Plaintiff

v.

Matthew P. Killian Jr.

Defendant

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 9 Term 2025 E.D.

No. _____ Term _____ A.D.

No. 2024-CV-1308 Term _____ J.D.

WRIT OF EXECUTION

MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 507 Monroe Street, Berwick, PA 18603

Amount Due	\$	51,266.24
Interest from 01/22/25 to DATE OF SALE	\$	
<hr/>		
plus \$8.42 per diem thereafter		
(Costs to be added)		
Total	\$	

Dated: 2/16/2025
(SEAL)

Stephanie Stroup
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Rosalie Antonello Deputy

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

No. 9 Term 2025 E.D.

No. _____ Term _____ A.D.

No. 2024-CV-130g Term _____ J.D.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY PENNSYLVANIA

Truist Bank

v.

Matthew P. Killian Jr.

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, LLC

BY: _____

- | | |
|--------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Marisa Myers Cohen, Esq. | <input type="checkbox"/> Andrew M. Lubin, Esq. |
| <input type="checkbox"/> Chelsea A. Mixon, Esq. | <input type="checkbox"/> Nathalie Paul, Esq. |
| <input type="checkbox"/> Joseph I. Foley, Esq. | <input type="checkbox"/> Barbara A. Fein, Esq. |
| <input checked="" type="checkbox"/> Jerome Blank, Esq. | |

Attorneys for Plaintiff

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: February 6, 2025

Re: Sheriffs Sale Advertising Dates

TRUIST BANK
VS.
MATTHEW P. KILLIAN JR

No. 1308 of 2024 J.D. and No. 9 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

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

SALE DATE: **APRIL 23RD 2025 @ 9:00 a.m**

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

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

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



TRUIST BANK
vs.
KILLIAN JR, MATTHEW

Case Number
2024CV1308

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill	Zone:
Manner: < Not Specified >	Expires: 05/06/2025
Notes: SALE DATE & TIME: 04/23/2025 AT 9:00 AM SHERIFF'S SALE BILL	

Serve To:

Name: (POSTING)
Primary Address: 507 MONROE STREET BERWICK, PA 18603
Phone: DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: Time:
Deputy: Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
-------------------------------------------	----------------------------

Service Attempts:

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

Service Attempt Notes:

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

(POSTING)

2024CV1308

507 MONROE STREET, BERWICK, PA 18603

EXP: 05/06/2025

REAL ESTATE OUTLINE

ED # 2025 ED 9

DATE RECEIVED 2024 CV 1308
DOCKET AND INDEX 2/6/25

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>2,000.00</u>	<u>X</u>	CK# <u>315280</u>

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

SALE DATE 4-23-25 TIME 9:00
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>April 2 2025</u>
2 ND WEEK	<u>9</u>
3 RD WEEK	<u>16</u>

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Monroe Street at the corner of Lot No. 1, Section 11; THENCE in a westerly direction along Lot No. 1 a distance of 140 feet to an alley; THENCE along the same in a northerly direction a distance of 40 feet to Lot No. 3; THENCE in an easterly direction along Lot No. 3 a distance of 140 feet to the westerly line of Monroe Street; THENCE in a southerly direction along Monroe Street 40 feet to the place of BEGINNING

BEING Lot No. 2, Section 11, in George E. Sponsler's Addition to Berwick.

The improvements thereon being known as 507 Monroe Street, Berwick, Pennsylvania - 18603.

TAX I.D. #: 04C05 042000000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Sharon Lee Martínez n/k/a Sharon Lee Smith and Neil E. Smith, husband and wife, by deed dated January 17, 2013 and recorded January 23, 2013 in Instrument Number 201300715, granted and conveyed unto Matthew P. Killian Jr..

REAL DEBT: \$51,266.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MATTHEW P. KILLIAN JR.

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

- | | | | |
|---|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---|
| X | Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance | Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales | ✓ |
| X | Commonwealth of PA Department of Revenue | Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales | ✓ |
| X | Commonwealth Of Pennsylvania | Department Of Welfare
P.O. Box 2675
Harrisburg, PA 17105 | ✓ |
| X | United States of America c/o Atty General of the United States | U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001 | ✓ |
| X | United States of America c/o Atty General of the United States | U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001 | ✓ |

8. Name and address of Attorney of record:

Name	Address
NONE	

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

Date: 1-30-2025

McCABE, WEISBERG & CONWAY, LLC

BY: _____

- | | |
|--------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Marisa Myers Cohen, Esq. | <input type="checkbox"/> Andrew M. Lubin, Esq. |
| <input type="checkbox"/> Chelsea A. Nixon, Esq. | <input type="checkbox"/> Nathalie Paul, Esq. |
| <input type="checkbox"/> Joseph I. Foley, Esq. | <input type="checkbox"/> Barbara A. Fein, Esq. |
| <input checked="" type="checkbox"/> Jerome Blank, Esq. | |

Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARISA MYERS COHEN, ESQUIRE - ID # 87830
ANDREW M. LUBIN, ESQUIRE - ID # 54297
CHELSEA A. NIXON, ESQUIRE - ID # 324130
NATHALIE PAUL, ESQUIRE - ID # 309118
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
BARBARA A. FEIN, ESQUIRE - ID # 53002
JEROME BLANK, ESQUIRE - ID # 49736

1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
(215) 790-1010

<p>Truist Bank,</p> <p style="text-align: right;">Plaintiff,</p> <p style="text-align: center;">v.</p> <p>Matthew P. Killian Jr.,</p> <p style="text-align: right;">Defendant.</p>	<p>Columbia County Court of Common Pleas</p> <p>Number: 2024-CV-1308</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------

AFFIDAVIT PURSUANT TO PA R.C.P. 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 507 Monroe Street, Berwick, Pennsylvania 18603, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name	Address
Matthew P. Killian Jr.	507 Monroe Street Berwick, PA 18603

2. Name and address of Defendant in the judgment:

Name	Address
Matthew P. Killian Jr.	507 Monroe Street Berwick, PA 18603

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

Name	Address
------	---------

	Tax Claim Bureau Columbia County Courthouse	35 West Main Street Basement Level Bloomsburg , PA 17815	✓
X	United States of America c/o United States Attorney for the Middle District of PA	William J. Nealon Federal Bldg. 235 North Washington Avenue; Ste. 311 Scranton , PA 18503	✓
X	United States of America c/o United States Attorney for the Middle District of PA	Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg , PA 17108-1754	✓
X	Internal Revenue Service Advisory Consolidated Receipts	7940 Kentucky Drive Mail Stop 2850F Florence , KY 41042	✓
X	Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard	✓
X	Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107	✓
X	Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128	✓
X	Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486	✓
X	PA Department of Revenue Bureau of Compliance Lien Section	P.O. Box 280948 Harrisburg PA 17128-0948	✓

Plaintiff herein

Commonwealth of
Pennsylvania

Columbia County Courthouse
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

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

Name	Address
Plaintiff herein	

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

Name	Address
NONE	

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

Name	Address
NONE	

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

Name	Address
Tenants/Occupants	507 Monroe Street ✓ Berwick, Pennsylvania 18603
Domestic Relations of Columbia County	11 West Main Street ✓ Bloomsburg , PA 17815

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV1308

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

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

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

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Monroe Street at the corner of Lot No. 1, Section 11; THENCE in a westerly direction along Lot No. 1 a distance of 140 feet to an alley; THENCE along the same in a northerly direction a distance of 40 feet to Lot No. 3; THENCE in an easterly direction along Lot No. 3 a distance of 140 feet to the westerly line of Monroe Street; THENCE in a southerly direction along Monroe Street 40 feet to the place of

BEGINNING

BEING Lot No. 2, Section 11, in George E. Sponsler's Addition to Berwick.

The improvements thereon being known as 507 Monroe Street, Berwick, Pennsylvania - 18603

TAX I.D. # 04C 05 042000000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Sharon Lee Martinez n/k/a Sharon Lee Smith and Neil E. Smith, husband and wife, by deed dated January 17, 2013 and recorded January 23, 2013 in Instrument Number 201300715, granted and conveyed unto Matthew P. Killian Jr..

REAL DEBT: \$51,266.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MATTHEW P. KILLIAN JR.

McCabe, Weisberg & Conway, LLC

1420 Walnut Street, Suite 1501

Philadelphia, PA 19102

PROPERTY ADDRESS: 507 MONROE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C 05 042 000 000

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

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

McCABE, WEISBERG & CONWAY, LLC

MARISA MYERS COHEN, ESQUIRE - ID # 87830
ANDREW M. LUBIN, ESQUIRE - ID # 54297
CHELSEA A. NIXON, ESQUIRE - ID # 324130
NATHALIE PAUL, ESQUIRE - ID # 309118
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
BARBARA A. FEIN, ESQUIRE - ID # 53002
JEROME BLANK, ESQUIRE - ID # 49736

Attorneys for Plaintiff

1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
(215) 790-1010

<p>Truist Bank, Plaintiff, v. Matthew P. Killian Jr., Defendant.</p>	<p>Columbia County Court of Common Pleas Number: 2024-CV-1308</p>
----------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:
SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant, Matthew P. Killian Jr., is not in the Military or Naval Service of the United States, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. §3931; and that the Defendant, Matthew P. Killian Jr., is over eighteen (18) years of age, and resides as follows:

Matthew P. Killian Jr.
507 Monroe Street
Berwick, PA 18603

SWORN AND SUBSCRIBED

BEFORE ME THIS 30th DAY

OF January, 2025

Christina Burns
NOTARY PUBLIC

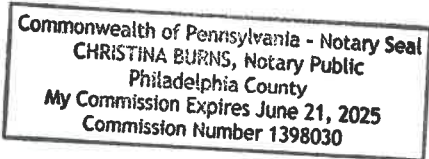
DATE: 1-30-2025

McCABE, WEISBERG & CONWAY, LLC

BY:

<input type="checkbox"/> Marisa Myers Cohen, Esq.	<input type="checkbox"/> Andrew M. Lubin, Esq.
<input type="checkbox"/> Chelsea A. Nixon, Esq.	<input type="checkbox"/> Nathalie Paul, Esq.
<input type="checkbox"/> Joseph I. Foley, Esq.	<input type="checkbox"/> Barbara A. Fein, Esq.
<input checked="" type="checkbox"/> Jerome Blank, Esq.	

Attorneys for Plaintiff



LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Monroe Street at the corner of Lot No. 1, Section 11; THENCE in a westerly direction along Lot No. 1 a distance of 140 feet to an alley; THENCE along the same in a northerly direction a distance of 40 feet to Lot No. 3; THENCE in an easterly direction along Lot No. 3 a distance of 140 feet to the westerly line of Monroe Street; THENCE in a southerly direction along Monroe Street 40 feet to the place of BEGINNING

BEING Lot No. 2, Section 11, in George E. Sponsler's Addition to Berwick.

The improvements thereon being known as 507 Monroe Street, Berwick, Pennsylvania - 18603.

TAX I.D. #: 04C05 042000000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Sharon Lee Martinez n/k/a Sharon Lee Smith and Neil E. Smith, husband and wife, by deed dated January 17, 2013 and recorded January 23, 2013 in Instrument Number 201300715, granted and conveyed unto Matthew P. Killian Jr..

REAL DEBT: \$51,266.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MATTHEW P. KILLIAN JR.

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1501
1420 WALNUT STREET
PHILADELPHIA, PA 19102
(215) 790-1010
FAX (215) 790-1274

February 3, 2025

Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Truist Bank vs. Matthew P. Killian Jr.
Columbia County, Number 2024-CV-1306
Premises: 507 Monroe Street, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Enclosed please find 2 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. Kindly serve the defendants in the manner listed below:

****Kindly post the handbill to the property address: 507 Monroe Street, Berwick, Pennsylvania 18603.**

Very truly yours,

Lisa Tok,
McCabe, Weisberg & Conway, LLC

/lt
Enclosures

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARISA MYERS COHEN, ESQUIRE - ID # 87830
ANDREW M. LUBIN, ESQUIRE - ID # 54297
CHELSEA A. NIXON, ESQUIRE - ID # 324130
NATHALIE PAUL, ESQUIRE - ID # 309118
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
BARBARA A. FEIN, ESQUIRE - ID # 53002
JEROME BLANK, ESQUIRE - ID # 49736

1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
(215) 790-1010

Truist Bank,
Plaintiff,

v.

Matthew P. Killian Jr.,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2024-CV-1308

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:
507 Monroe Street, Berwick, Pennsylvania 18603
(more fully described as attached)

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

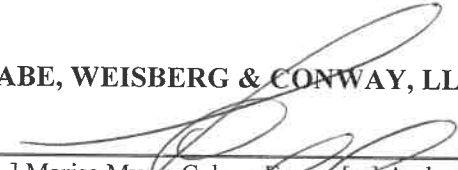
Matthew P. Killian Jr.
507 Monroe Street
Berwick, Pennsylvania 18603

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying 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.

Date: 1-30-2025

McCABE, WEISBERG & CONWAY, LLC

BY: 
[] Marisa Myers Cohen, Esq. [] Andrew M. Lubin, Esq.
[] Chelsea A. Nixon, Esq. [] Nathalie Paul, Esq.
[] Joseph I. Foley, Esq. [] Barbara A. Fein, Esq.
[x] Jerome Blank, Esq.

Attorneys for Plaintiff

CERTIFICATE OF COMPLIANCE

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

Submitted by: Plaintiff

Signature:  _____

Name: J. Sidore Blank

Attorney No. (If applicable) 49736

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:
 Atty General US Dept of Justice
 Room 5111
 950 Pennsylvania Ave NW
 Washington DC 20530



9590 9402 9203 4225 2610 13

2. Article (Transfer from service label)

9589 0710 5270 1602 7580 51

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Coly...* Agent Addressee
 X *Coly...*

B. Received by (Printed Name) *Coly...* C. Date of Delivery *2/12/25*

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

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

RECEIVED 25

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:
 Common of PA Inheritance Tax Ofc
 110 North 8th St Suite 204
 Philadelphia, PA 19107



9590 9402 9203 4225 2611 05

2. Article (over 5000)

9589 0710 5270 1602 7582 59

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *NOT READ* Agent Addressee
 X *NOT READ*

B. Received by (Printed Name) *COND...* C. Date of Delivery *2/12/25*

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

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

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:
 United States of America Middle Dist
 Harrisburg Federal Building
 228 Walnut St. Ste. 220
 Harrisburg, PA 17108



9590 9402 9203 4225 2610 51

9589 0710 5270 1602 7582 28

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Shirley...* Agent Addressee
 X *Shirley...*

B. Received by (Printed Name) *Shirley...* C. Date of Delivery *2/14/25*

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

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

9589 0710 5270 1602 7581 29

2. Article Number (Transfer from service label)

9590 9402 9203 4225 2614 33

3. Service Type

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

1. Article Addressed to

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

2. Article Addressed to or on the front if space permits

■ Attach this card to the back of the mailpiece so that we can return the card to you.

■ Print your name and address on the reverse

■ Complete items 1, 2, and 3.

4. Article Addressed to

United States of America
 US Dept Justice Rm. 4400
 950 Pennsylvania Ave NW
 Washington DC 20530

5. Article Addressed to

Bureau of Individual Tax
 6th Fl Strawberry Sq.
 Dept. # 280601
 Harrisburg, PA 17128

6. Article Addressed to

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

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

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

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

1. Article Addressed to

United States of America
 US Dept Justice Rm. 4400
 950 Pennsylvania Ave NW
 Washington DC 20530

2. Article Number (Transfer from service label)

9589 0710 5270 1602 7581 05

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)

FEB 18 RECD

C. Date of Delivery

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

3. Service Type

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

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.

1. Article Addressed to

Bureau of Individual Tax
 6th Fl Strawberry Sq.
 Dept. # 280601
 Harrisburg, PA 17128

2. Article Number (Transfer from service label)

9589 0710 5270 1602 7581 12

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Signature on file* Agent Addressee
 With USPS 17107

B. Received by (Printed Name)

FEB 17 2025

C. Date of Delivery


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


3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Signature on file <input type="checkbox"/> Agent <input checked="" type="checkbox"/> With USPS 17107 <input type="checkbox"/> Addressee</p>												
<p>1. Article Addressed to: Bureau of Compliance Dept. 280946 Harrisburg, PA 17128 Attn: Sheriff Sales</p>	<p>B. Received by (Printed Name) _____ C. Date of Delivery FEB 12 2025</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
 9590 9402 9203 4225 2610 37	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p>9589 0710 5270 1602 7580 82 all Restricted Delivery</p> <p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>													

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> PA DEPT. OF REVENUE <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>												
<p>1. Article Addressed to: Dept. of Revenue Bureau Clearance Support Dept 281230 Attn: Sheriff Sales Harrisburg, PA 17128</p>	<p>B. Received by (Printed Name) _____ C. Date of Delivery MAR 03 2025</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
 9590 9402 9203 4225 2610 20	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p>9589 0710 5270 1602 7580 75 all Restricted Delivery</p> <p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>													

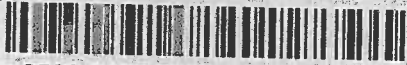
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>												
<p>1. Article Addressed to: Internal Revenue Service 7940 Kentucky Dr. Mail Stop 2850F Florence, KY 41042</p>	<p>B. Received by (Printed Name) INTERNAL REVENUE SERVICE RECEIVED FEB 14 2025 CAMPUS SUPPORT FLORENCE, KY MAIL UNIT # 32</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
 9590 9402 9203 4225 2610 68	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p>9589 0710 5270 1602 7582 35 Restricted Delivery</p> <p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>													

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Common of Penna
Dept. of Public Welfare
PO Box 2675
Harrisburg, PA 17105



9590 9402 9203 4225 2610 75

2 9589 0710 5270 1602 7581 67

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

GOLA OUTLAW

FEB 3 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

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.

1. Article Addressed to:

TPL Casualty Unit
Willow Oak Building
PO Box 8486
Harrisburg, PA 17105



9590 9402 9203 4225 2612 59

2 9589 0710 5270 1602 7582 42

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

DAULTON SMEIG

FEB 12 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

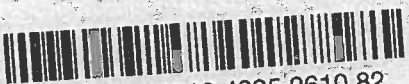
Domestic Return Receipt

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.

1. Article Addressed to:

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



9590 9402 9203 4225 2610 82

2 9589 0710 5270 1602 7580 99

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

DAULTON SMEIGH

FEB 12 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

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.

1. Article Addressed to:

United States of America
 Middle Dist. of PA
 William J. Nelson Fed Bldg
 235 N. Washington Ave Srd 311
 Scranton, PA 18503



9590 9402 9203 4225 2610 44

2. Article Number (Transfer from service label)

9589 0710 5270 1602 7581 50

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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

1. Article Addressed to:

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



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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X **Signature on file
With USPS 17107**

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

FEB 12 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®

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

Domestic Return Receipt

PHOTOCOPIED TO NEW ENGL WATERMARK IN ADEPT-TEEN SENSITIVE LOCK DISAPPEARS WHEN HEATED

MCCABE, WEISBERG & CONWAY, LLC

PA ATTORNEY OPERATING ACCOUNT
1420 WALNUT STREET, SUITE 1501
PHILADELPHIA, PA - 19102
(215) 790-1010



55-760/312

NO 315280

315280

PAY:

Two thousand and NO/100

DATE

02/03/2025

AMOUNT

\$2,000.00

TO THE ORDER OF

Sheriff of Columbia County
PA



[Signature]

2 SIGNATURES REQUIRED OVER \$10,000.00
VOID AFTER 180 DAYS

Listing Prop for Sheriff Sale(24-100963) - Killian Jr., Matthew P.

⑈ 315280 ⑈ ⑆ 031207607 ⑆ 8026350267 ⑈

Security Features Included.



Details on Back