

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 282108
Customer:
SHERIFF OFFICE

Invoice Date: 03/12/2026 3:46:02 PM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0102
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$87.75	202601877 03/12/26 3:46:19 PM	BERWICK BORO
	Grantor - CONMY, CARTER			
	Grantee - LAKEVIEW LOAN SERVICING LLC			
	Consideration - \$6,071.31			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$41.25		
	AFFORDABLE HOUSING	\$13.00		
	BLIGHTED PROPERTY/DEMOLITION FUND	\$15.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	<u>\$87.75</u>		
	PAYMENTS			
	CHECK: 9768 - SHERIFF OFFICE	\$1.00		
	CHECK: 9761 - SHERIFF OFFICE	\$86.75		
	TOTAL PAYMENTS	<u>\$87.75</u>		
	AMOUNT DUE	\$87.75		
	PAYMENT ON INVOICE	(\$87.75)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LAKEVIEW LOAN SERVICING LLC
vs.
CARTER CONMY, IN HIS CAPACITY

Case Number
2025CV854

PROPERTY ADDRESS

1610 ORANGE STREET, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
10/30/2025	Advance Fee	Advance Fee	860173	\$0.00	\$2,000.00
10/30/2025	Advertising Sale (Newspaper)			\$15.00	\$0.00
10/30/2025	Advertising Sale Bills & Copies			\$17.50	\$0.00
10/30/2025	Crying Sale			\$10.00	\$0.00
10/30/2025	Docketing			\$15.00	\$0.00
10/30/2025	Levy			\$15.00	\$0.00
10/30/2025	Mailing Costs			\$24.00	\$0.00
10/30/2025	Posting Handbill			\$15.00	\$0.00
10/30/2025	Poundage			\$1,513.32	\$0.00
10/30/2025	Press Enterprise Inc.			\$1,621.40	\$0.00
10/30/2025	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
10/30/2025	Sheriff Automation Fund			\$50.00	\$0.00
10/30/2025	Sheriff's Deed			\$35.00	\$0.00
10/30/2025	Solicitor Services			\$150.00	\$0.00
10/30/2025	Transfer Tax Form			\$25.00	\$0.00
10/30/2025	Web Posting			\$100.00	\$0.00
01/27/2026	Service			\$210.00	\$0.00
01/27/2026	Service Mileage			\$24.00	\$0.00
01/27/2026	Distribution Form			\$25.00	\$0.00
01/27/2026	Copies			\$7.00	\$0.00
01/27/2026	Notary Fee			\$15.00	\$0.00
01/27/2026	Tax Claim Search			\$15.00	\$0.00
01/27/2026	Surcharge			\$60.00	\$0.00
01/27/2026	Sewer			\$1,762.34	\$0.00
01/27/2026	Recording Fees			\$86.75	\$0.00
02/04/2026	Recorder, Lien Search			\$250.00	\$0.00
				\$6,071.31	\$2,000.00

TOTAL BALANCE:	\$(4,071.31)
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**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
LAW OFFICES**

A professional limited liability company organized in the

State of Florida

133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
Phone: 855-225-6906
Fax: 866-381-9549
www.raslegalgroup.com

Richard Citron, Esq.
Managing Partner, NJ and PA Offices
Admitted in PA, NJ and NY

James Robertson, Esq.
deceased
Everett Anschutz, Esq.
deceased
David J. Schneid, Esq. FL Bar
John T. Crane, Esq. GA, and
TX Bar

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA

Re: **LAKEVIEW LOAN SERVICING, LLC**

vs.

**SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY;
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS,
CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY**

Property: 1610 ORANGE STREET. BERWICK PA, 18603

Columbia COUNTY C.C.P. No.: 2025-CV-0000854-MF

Sheriff's Sale Date: February 4, 2026

Dear Sir or Madam:

As the Attorney on the Writ, this firm requests that the Deed be recorded in the name of **Lakeview Loan Servicing, LLC**, with its mailing address located at **8950 Cypress Waters Blvd., Coppel, TX 75019**.

Thank you in advance for your assistance in the matter and, as always, if you have any questions, please feel free to contact me.

Sincerely,

Allesyn Stearn
Legal Assistant
PApostsale@raslg.com



REV-183
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid: _____
Book: _____ Page: _____
Instrument Number: _____
Date Recorded: _____

SECTION I TRANSFER DATA

Date of Acceptance of Document
02/06/2026

Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number (570) 389-5624	Grantee(s)/Lessee(s) Lakeview Loan Servicing, LLC	Telephone Number (855) 225-6906
Mailing Address 35 West Main Street		Mailing Address 8950 Cypress Waters Blvd.	
City Bloomsburg	State PA	ZIP Code 17815	City Coppell
			State TX
			ZIP Code 75019

SECTION II REAL ESTATE LOCATION

Street Address 1610 ORANGE STREET	City, Township, Borough Berwick
County Cambria	School District Berwick Area School District
	Tax Parcel Number 04D05 22400

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 75,666.00	2. Other Consideration + 0.00	3. Total Consideration = 75,666.00
4. County Assessed Value 42,835.00	5. Common Level Ratio Factor x 7.01	6. Computed Value = 300,273.35

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 300,273.35	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
 - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
 - Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
 - Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
 - Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
 - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
 - Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Robertson, Anschutz, Schneid, Crane & Partners, PLLC	Telephone Number (855) 225-6906
Mailing Address 133 Gaither Drive, Suite F	City Mount Laurel
	State NJ
	ZIP Code 08054

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: *Alfred J. ...* Date: 02/06/2026

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NJ 08054
855-225-6906

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

v.

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY
Defendant(s)

COURT OF COMMON
PLEAS OF COLUMBIA
COUNTY

NO.: 2025-CV-0000854-
MF

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

Owner(s): SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY

Property: 1610 ORANGE STREET, BERWICK, PA 18603

Improvements: RESIDENTIAL DWELLING

Judgment amount: \$147,213.02

The above captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on February 4, 2026 at 9:00 AM, to enforce the Court Judgment of \$147,213.02, obtained by the Plaintiff above (the mortgage) against you. The Sale will be held at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Professional Limited Liability Company
ATTORNEYS FOR PLAINTIFF
Danielle A. Coleman, Esquire, PA ID No. 323583
133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
(855) 225-6906

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

v.

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY;
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR
UNDER ANTHONY CONMY
Defendant(s)

COURT OF
COMMON PLEAS
OF

COLUMBIA
COUNTY

NO.: 2025-CV-
0000854-MF

2025-ED-98

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY
552 MILL ST, CATAWISSA, PA 17820

*****PLEASE BE ADVISED THAT THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION RECEIVED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY AND THIS DEBT WAS NOT REAFFIRMED, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.*****

Your house (real estate) at **1610 ORANGE STREET BERWICK, PA 18603** is scheduled to be sold at the Sheriff's Sale on Feb. 4 2026 at 9:00 AM/~~PM~~, to enforce the court judgment of **\$147,213.02**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at <https://www.bid4assets.com/ColumbiaPASheriffSales>. If the sale is postponed, the new date will be announced at the time of sale.

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 canceled if you pay to the mortgagee the back payments, late charges, costs and attorney's fees due. To find out how much you must pay, you may call: 855-225-6906.
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.

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: 51787

CONMY ANTHONY
1610 ORANGE ST
BERWICK PA 18603

District: BERWICK BORO
Deed: 20210 - 9567
Location: 1610 ORANGE ST
Parcel Id: 04D-05 -224-00,000

Assessment: 21,193
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: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
LAKEVIEW LOAN SERVICING LLC

vs.

Defendant
CARTER CONMY, IN HIS CAPACITY
AS HEIR OF ANTHONY CONMY
SHAUNA CONMY, IN HER CAPACITY
AS HEIR OF ANTHONY CONMY
ANTHONY CONMY
COLUMBIA COUNTY ADULT
PROBATION
COLUMBIA COUNTY COURT OF
COMMON PLEAS - CRIMINAL
DIVISION

Attorney for the Plaintiff:
RAS CITRON LLC
133 GAITHER DRIVE
SUITE F
MT. LAUREL, NJ 08054

Sheriff's Sale Date: Wednesday, February 4, 2026
Sale Number: 2025ED98
Writ of Execution No. : 2025CV854
Advance Sheriff Costs: \$2,000.00

Location of the real estate: 1610 ORANGE STREET, BERWICK, PA 18603, BERWICK
BOROUGH

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,621.40
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$210.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Tax Claim Search	\$15.00
Surcharge	\$60.00

Total Sheriff Costs **\$2,458.90**

Municipal Costs

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

Municipal Costs

Sewer

\$1,762.34

Total Municipal Costs

\$1,762.34

Distribution Costs

Recording Fees

\$86.75

Total Distribution Costs

\$86.75

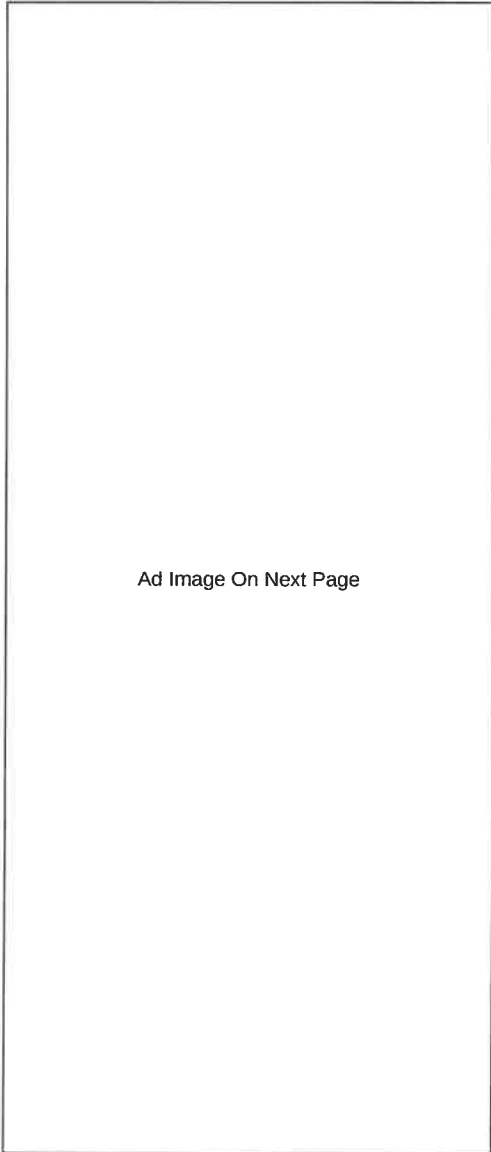
Grand Total:

\$4,307.99

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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Janene Hachemeister being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said, Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Ad Image On Next Page

Ad Text: Conmy Sale CV854
Date(s) Published: 01/14/2026, 01/21/2026, 01/28/2026

Janene Hachemeister

Sworn and subscribed to before me
this 28 day of January 2026.

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.

SHERIFF'S SALE COST SHEET

25-854

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</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>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>452.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1621.40</u>	
SOLICITOR'S SERVICES	\$150.00	
TOTAL *****		\$ <u>1972.40</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	\$ <u>1762.34</u>
WATER	20	\$ _____
TOTAL *****		\$ <u>1762.34</u>

SURCHARGE FEE (DSTE)		\$ <u>60.00</u>
MISC.		\$ _____
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 4307.99

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

M. Troy Freedman, Esquire, PA ID No. 85165

Danielle R. Dreier, Esquire, PA ID No. 335063

Danielle Coleman, Esquire PA ID No. 323583

Kevin E. Cordero, Esquire PA ID No. 329340

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

<p>LAKEVIEW LOAN SERVICING, LLC Plaintiff</p> <p>v.</p> <p>SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY Defendant(s)</p>	<p>COURT OF COMMON PLEAS OF COLUMBIA COUNTY</p> <p>NO.: 2025-CV- 0000854-MF</p>
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AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P 3129.2

Plaintiff, by and through its undersigned counsel, says that:

1. On 12/21/2025, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant(s) by a private process server. A copy of the(se) service return(s) is/are attached hereto and made part hereof as Exhibit "A."
2. On 12/12/2025, a copy of the Notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made part hereof as Exhibit "B."
3. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "C."

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
A Florida Professional Limited Liability Company

Date: 01/20/2026

By: Danielle Coleman
____ M. Troy Freedman, Esquire, PA ID No. 85165
____ Danielle R. Dreier, Esquire PA ID No. 335063
 Danielle Coleman, Esquire PA ID No. 323583
____ Kevin E. Cordero, Esquire PA ID No. 329340
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

M. Troy Freedman, Esquire, PA ID No. 85165
Danielle R. Dreier, Esquire, PA ID No. 335063
Danielle Coleman, Esquire PA ID No. 323583
Kevin E. Cordero, Esquire PA ID No. 329340
133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
(855) 225-6906

<p>LAKEVIEW LOAN SERVICING, LLC Plaintiff</p> <p>v.</p> <p>SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY Defendant(s)</p>	<p>COURT OF COMMON PLEAS OF COLUMBIA COUNTY</p> <p>NO.: 2025-CV- 0000854-MF</p>
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AFFIDAVIT PURSUANT TO RULE 3129.1

LAKEVIEW LOAN SERVICING, LLC, Plaintiff in the above action, by the undersigned attorney, **Robertson, Anschutz, Schneid, Crane & Partners, PLLC** sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **1610 ORANGE STREET BERWICK, PA 18603**.

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

Anthony Conmy, Deceased
1610 Orange Street
Berwick, PA 18603

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

Shauna Conmy, In Her Capacity as Heir of Anthony Conmy
552 Mill Street
Catawissa, PA 17820

Carter Conmy, In His Capacity as Heir of Anthony Conmy
1230 Liberty Valley Road
Danville, PA 17821

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations,
Claiming Right, Title, or Interest from or under Anthony Conmy
1610 Orange Street
Berwick, PA 18603

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

None

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

Lakeview Loan Servicing, LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019

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

None

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

Commonwealth of PA
Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Tenants/Occupants
1610 Orange Street
Berwick, PA 18603

IRS Advisory Consolidated Receipts
7940 Kentucky Drive, Stop 2850F
Florence, KY 41042

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

Commonwealth of PA Bureau of Individual Tax
Inheritance Tax Division, 6th Floor
Strawberry Square, Dept. 280601
Harrisburg, PA 17128

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

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

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

Columbia County Court of Common Pleas – Criminal Division
35 West Main Street
Bloomsburg, PA 17815

Columbia County Courthouse,
35 West Main Street,
Bloomsburg, PA 17815

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:

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. § 4904 relating to unsworn falsification to authorities.

By: Danielle Coleman
____ M. Troy Freedman, Esquire, PA ID No. 85165
____ Danielle R. Dreier, Esquire PA ID No. 335063
X Danielle Coleman, Esquire PA ID No. 323583
____ Kevin E. Cordero, Esquire PA ID No. 329340
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

M. Troy Freedman, Esquire, PA ID No. 85165

Danielle R. Dreier, Esquire, PA ID No. 335063

Danielle Coleman, Esquire PA ID No. 323583

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133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

<p>LAKEVIEW LOAN SERVICING, LLC Plaintiff</p> <p>v.</p> <p>SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY Defendant(s)</p>	<p>COURT OF COMMON PLEAS OF COLUMBIA COUNTY</p> <p>NO.: 2025-CV- 0000854-MF</p>
---	---

AFFIDAVIT OF SERVICE

The undersigned hereby certifies Defendant(s) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY was served a true and correct copy of the above-captioned Notice of Sale in accordance with the Court Order dated 08/11/2025, as follows:

By sending certified and regular mail on 12/12/2025 to the following address(s):

1610 ORANGE STREET, BERWICK, PA 18603

By posting to the mortgage premises on 12/21/2025 at the address of:

1610 ORANGE STREET, BERWICK, PA 18603

By publication in the Press Enterprise on 12/12/2025

The proof of service is attached hereto as Exhibit "C".

I verify 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 made herein are subject to the penalties of 18Pa.C.S. §4904 relating to unsworn falsification to authorities.

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
A Florida Professional Limited Liability Company

Date: 01/20/2026

By: Danielle Coleman
____ M. Troy Freedman, Esquire, PA ID No. 85165
____ Danielle R. Dreier, Esquire PA ID No. 335063
 Danielle Coleman, Esquire PA ID No. 323583
____ Kevin E. Cordero, Esquire PA ID No. 329340
Attorney for Plaintiff



ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
LAW OFFICES

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

M. Troy Freedman, Esquire, PA ID No. 85165

Danielle R. Dreier, Esquire, PA ID No. 335063

Danielle Coleman, Esquire PA ID No. 323583

Kevin E. Cordero, Esquire PA ID No. 329340

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

<p>LAKEVIEW LOAN SERVICING, LLC Plaintiff</p> <p>v.</p> <p>SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY Defendant(s)</p>	<p>COURT OF COMMON PLEAS OF COLUMBIA COUNTY</p> <p>NO.: 2025-CV- 0000854-MF</p>
---	---

AFFIDAVIT OF SERVICE

The undersigned hereby certifies Defendant(s) SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY was served a true and correct copy of the above-captioned Notice of Sale as follows:

By handing a copy to the Defendant at

Shauna Conmy, In Her Capacity as Heir of Anthony Conmy
552 Mill Street
Catawissa, PA 17820

By handing a copy to the Defendant at

Carter Conmy, In His Capacity as Heir of Anthony Conmy
1230 Liberty Valley Road
Danville, PA 17821

The proof of service is attached hereto as Exhibit "A".

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 any false statements made herein are subject to the penalties of 18Pa.C.S. §4904 relating to unsworn falsification to authorities.

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
A Florida Professional Limited Liability Company

Date: 01/20/2026

By: *Danielle Coleman*
 M. Troy Freedman, Esquire, PA ID No. 85165
 Danielle R. Dreier, Esquire PA ID No. 335063
 Danielle Coleman, Esquire PA ID No. 323583
 Kevin E. Cordero, Esquire PA ID No. 329340
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

M. Troy Freedman, Esquire, PA ID No. 85165

Danielle R. Dreier, Esquire, PA ID No. 335063

Danielle Coleman, Esquire PA ID No. 323583

Kevin E. Cordero, Esquire PA ID No. 329340

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

LAKEVIEW LOAN SERVICING, LLC Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2025-CV- 0000854-MF
SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY Defendant(s)	

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: Case Records of the Appellate and Trial Court* that require filing confidential information and documents differently than non-confidential information and documents.

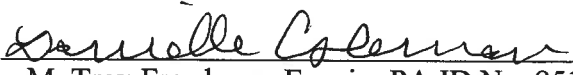
By: 
____ M. Troy Freedman, Esquire PA ID No. 85165
____ Danielle R. Dreier, Esquire PA ID No. 335063
 Danielle Coleman, Esquire PA ID No. 323583
____ Kevin E. Cordero, Esquire PA ID No. 329340
Attorney for Plaintiff

EXHIBIT A

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Professional Limited Liability Company
ATTORNEYS FOR PLAINTIFF
Danielle A. Coleman, Esquire, PA ID No. 323583
133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
(855) 225-6906

LAKEVIEW LOAN SERVICING, LLC Plaintiff v. SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY Defendant(s)	COURT OF COMMON PLEAS OF COLUMBIA COUNTY NO.: 2025-CV- 0000854-MF
--	---

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY
1230 LIBERTY VALLEY RD DANVILLE, PA 17821**

*****PLEASE BE ADVISED THAT THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION RECEIVED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY AND THIS DEBT WAS NOT REAFFIRMED, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.*****

Your house (real estate) at **1610 ORANGE STREET BERWICK, PA 18603** is scheduled to be sold at the Sheriff's Sale on **February 4, 2026** at **9:00 AM**, to enforce the court judgment of **\$147, 231.02**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at **<https://www.bid4assets.com/ColumbiaPASheriffSales>**. If the sale is postponed, the new date will be announced at the time of sale.

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 canceled if you pay to the mortgagee the back payments, late charges, costs and attorney's fees due. To find out how much you must pay, you may call: **855-225-6906**.
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.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 855-225-6906.
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 855-225-6906.
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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after 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 distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(570)784-8760

PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
PO BOX 186
HARRISBURG, PA 17108
1-800-692-7375

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Professional Limited Liability Company
ATTORNEYS FOR PLAINTIFF
Danielle A. Coleman, Esquire, PA ID No. 323583
133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
(855) 225-6906

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

COURT OF
COMMON PLEAS
OF

COLUMBIA
COUNTY

NO.: 2025-CV-
0000854-MF

v.

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY;
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR
UNDER ANTHONY CONMY

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY
552 MILL ST, CATAWISSA, PA 17820**

*****PLEASE BE ADVISED THAT THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION RECEIVED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY AND THIS DEBT WAS NOT REAFFIRMED, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.*****

Your house (real estate) at **1610 ORANGE STREET BERWICK, PA 18603** is scheduled to be sold at the Sheriff's Sale on **February 4, 2026** at **9:00 AM**, to enforce the court judgment of **\$147,213.02**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at <https://www.bid4assets.com/ColumbiaPASheriffSales>. If the sale is postponed, the new date will be announced at the time of sale.

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YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(570)784-8760**

**PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
PO BOX 186
HARRISBURG, PA 17108
1-800-692-7375**

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
AFFIDAVIT OF SERVICE

LAKEVIEW LOAN SERVICING, LLC
Plaintiff (Petitioner)

2025-CV-0000854-MF

vs.

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATION, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY
Defendant (Respondent)

I, **Denise Hinkle** declare that I am a Pennsylvania State Constable and/or a Process Server, in and for the County of Berks, that I am not a party to this action, not an employee of a party to this action, or an attorney to the action, and that within the boundaries of the state where service was effected. I was authorized by law to perform the said service.

SERVICE UPON: CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY

ADDRESS: 1230 Liberty Valley Rd, Danville, PA 17821, USA

ON: 12/21/2025

AT: 7:40:00 PM

With documents: NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Manner of Service

SERVED TO: CARTER CONMY (PERSONAL SERVICE)

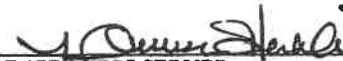
DESCRIPTION: RACE: WHITE, SEX: MALE, AGE: 20, HEIGHT: 6", WEIGHT: 180, HAIR COLOR: STRAWBERRY BLOND

COMMENTS:

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 22 DAY OF
Dec, 2025



NOTARY



CONSTABLE / PROCESS SERVER

Civil Action Group, Ltd.
APS International Plaza
7800 Glenroy Road
Minneapolis, MN 55439-3122

Commonwealth of Pennsylvania - Notary Seal
ERIC M AFFLERBACH - Notary Public
Berks County
My Commission Expires November 18, 2029
Commission Number 1000860

APS File # 171661-0002

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
AFFIDAVIT OF SERVICE

LAKEVIEW LOAN SERVICING, LLC
Plaintiff (Petitioner)

2025-CV-0000854-MF

vs.

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATION, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY
Defendant (Respondent)

I, **Denise Hinkle** declare that I am a Pennsylvania State Constable and/or a Process Server, in and for the County of Berks, that I am not a party to this action, not an employee of a party to this action, or an attorney to the action, and that within the boundaries of the state where service was effected. I was authorized by law to perform the said service.

SERVICE UPON: SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY

ADDRESS: 552 Mill St, Catawissa, PA 17820, USA

ON: 12/21/2025

AT: 8:14:00 PM

With documents: NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Manner of Service

SERVED TO: SHAUNA CONMY (personal service).

DESCRIPTION: RACE: WHITE, SEX: FEMALE, AGE: 40, HEIGHT: 5'3, WEIGHT: 125, HAIR COLOR: RED

COMMENTS:

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 22 DAY OF
Dec, 2025



NOTARY


CONSTABLE / PROCESS SERVER

Civil Action Group, Ltd.
APS International Plaza
7800 Glenroy Road
Minneapolis, MN 55439-3122

Commonwealth of Pennsylvania - Notary Seal
ERIC M AFFLERBACH - Notary Public
Berks County
My Commission Expires November 18, 2029
Commission Number 1000860

APS File # 171661-0001

EXHIBIT B

Line	Article Number	Name and Address of Sender	Name of Addressee, Street, and Post Office Address	<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. Mail <input type="checkbox"/> Express Mail	<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified	<input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance	<input type="checkbox"/> Return Receipt for Registered Mail <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance	Affix stamp here if issued as certificate of mailing or for additional copies of this bill. Postmark and Date of Receipt	Due Sender IF COD R.R. Fee S.D. Fee S.H. Fee	Rst. Del. Fee Remarks
1	2025-CV-0000854-MF	Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Limited Liability Company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Katie Hart	Commonwealth of PA, Department of Revenue Bureau of Compliance, P.O. Box 281230 Harrisburg, PA 17128-1230 Tenants/Occupants 1610 Orange Street Berwick, PA 18603							
2			IRS Advisory Consolidated Receipts 7940 Kentucky Drive, Stop 2850F Florence, KY 41042							
3	2/4/2026		Department of Public Welfare TPL Casualty Unit Estate Recovery Program, PO Box 8486 Willow Oak Bldg. Harrisburg, PA 17105-8486							
4			Commonwealth of PA Bureau of Individual Tax Inheritance Tax Division, 6th Floor Strawberry Square, Dept. 280601 Harrisburg, PA 17128							
5			Columbia County Tax Claim Bureau 11 W. Main Street, Main Street County Annex Bloomersburg, PA 17815							
6			Columbia County Domestic Relations Section 11 W. Main Street Bloomersburg, PA 17815							
7			Columbia County Probation Department 35 W. Main Street Bloomersburg, PA 17815							
8			Columbia County Court of Common Pleas - Criminal Division 35 West Main Street Bloomersburg, PA 17815							
9			Columbia County Courthouse, 35 West Main Street, Bloomersburg, PA 17815							
10										
Total number of Pieces Listed by Sender		10		Postmaster, Per (Name of Receiving Employee)		SB				

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$300,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

Form Must be Completed by Typewriter, Ink or Ball Point Pen

PS Form 3877, February 1994

Conny - RAS #25-292175 (Columbia County)

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NJ 08054
855-225-6906

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

v.

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY
Defendant(s)

COURT OF COMMON
PLEAS OF COLUMBIA
COUNTY

NO.: 2025-CV-0000854-
MF

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

Owner(s): SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY

Property: 1610 ORANGE STREET, BERWICK, PA 18603

Improvements: RESIDENTIAL DWELLING

Judgment amount: \$147,213.02

The above captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on February 4, 2026 at 9:00 AM, to enforce the Court Judgment of \$147,213.02, obtained by the Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

If the sale is set aside for any reason, the purchaser shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the mortgagor, the mortgagee, or the mortgagee's attorney.

If you have any questions regarding the type of lien or the effect of the Sheriff's sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as we are not permitted to give you legal advice.

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

25-292175 Conny

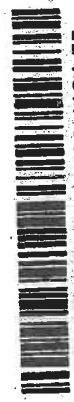
COMPLETE THIS SECTION ON DELIVERY

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:

IRS Advisory Consolidated Receipts
 7940 Kentucky Drive, Stop 2850F
 Florence, KY 41042



9590 9402 8996 4122 4184 55

2. Article Number (transfer from service label)

9589 0710 5270 1769 5513 35

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

A. 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

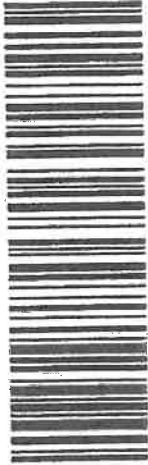
Adult Signature Restricted Delivery
 Adult Signature Restricted Delivery
 Certified Mail
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery

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

Domestic Return Receipt

133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054

CERTIFIED MAIL®



9589 0710 5270 1769 5513 35

IRS Advisory Consolidated Receipts
7940 Kentucky Drive, Stop 2850F
Florence, KY 41042

US POSTAGE  **\$010.44⁰**
ZIP 08054
02 4W
0000385887 DEC. 12. 2025.

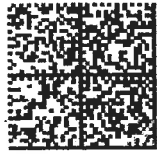


EXHIBIT C

COPY

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

LAKEVIEW LOAN SERVICING, LLC Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v. SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; ET AL Defendant(s)	NO.: 2025-CV-0000854-MF

2025 11 PM 2:37

ORDER

AND NOW, this 11th day of August, 2025, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby:

ORDERED and **DECREED** that Plaintiff's Motion for Service Pursuant to Special Order of Court is **GRANTED**;

Plaintiff may obtain service of the Complaint in Mortgage Foreclosure and the Notice of Sheriff's Sale, as authorized by Pa. R.C.P. 3129.2(c)(1)(i)(C), upon Defendant UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY; by First Class mail and certified mail to the mortgaged property located at 1610 ORANGE STREET., BERWICK, PA 18603, and by posting of the mortgaged property at 1610 ORANGE STREET., BERWICK, PA 18603 by the Sheriff or by a non-party competent adult. Service by mail is complete upon the date of mailing service

Shall also be made by publication per Pa RCP 430(b)(2)
It is further **ORDERED** and **DECREED** that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's Office to ensure compliance with this Order.

BY THE COURT:

151 Mary E Norton
P. J.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Professional Limited Liability Company
ATTORNEYS FOR PLAINTIFF
Danielle A. Coleman, Esquire, PA ID No. 323583
133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
(855) 225-6906

LAKEVIEW LOAN SERVICING, LLC Plaintiff v. SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY Defendant(s)	COURT OF COMMON PLEAS OF COLUMBIA COUNTY NO.: 2025-CV- 0000854-MF
--	---

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY
1610 ORANGE ST BERWICK, PA 18603

*****PLEASE BE ADVISED THAT THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION RECEIVED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY AND THIS DEBT WAS NOT REAFFIRMED, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.*****

Your house (real estate) at **1610 ORANGE STREET BERWICK, PA 18603** is scheduled to be sold at the Sheriff's Sale on **February 4, 2026** at **9:00 AM**, to enforce the court judgment of **\$147, 231.02**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at <https://www.bid4assets.com/ColumbiaPASheriffSales>. If the sale is postponed, the new date will be announced at the time of sale.

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 canceled if you pay to the mortgagee the back payments, late charges, costs and attorney's fees due. To find out how much you must pay, you may call: **855-225-6906**.

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.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 855-225-6906.
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 855-225-6906.
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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after 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 distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(570)784-8760

PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
PO BOX 186

HARRISBURG, PA 17108
1-800-692-7375

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
AFFIDAVIT OF SERVICE

LAKEVIEW LOAN SERVICING, LLC
Plaintiff (Petitioner)

2025-CV-000854-MF

vs.

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATION, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY
Defendant (Respondent)

I, **Denise Hinkle** declare that I am a Pennsylvania State Constable and/or a Process Server, in and for the County of Berks, that I am not a party to this action, not an employee of a party to this action, or an attorney to the action, and that within the boundaries of the state where service was effected. I was authorized by law to perform the said service.

SERVICE UPON: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY

ADDRESS: 1610 Orange St, Berwick, PA 18603, USA

ON: 12/21/2025

AT: 6:40:00 PM

With documents: NOTICE OF SHERIFF'S SALE OF REAL PROPERTY; POSTING ORDER

Manner of Service

POSTED AT PROVIDED ADDRESS.

COMMENTS:

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 22 DAY OF
DEC, 2025



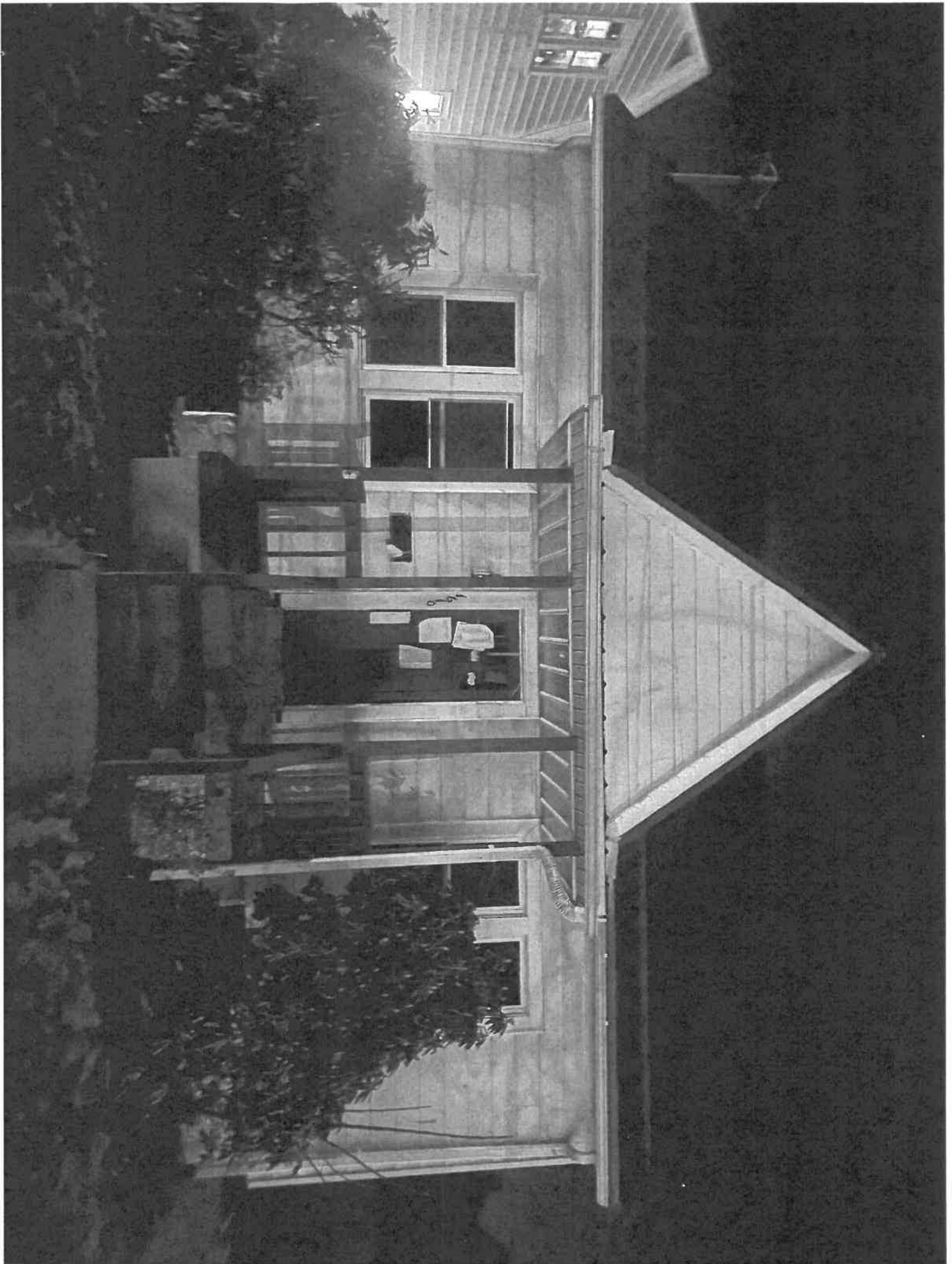
NOTARY

Civil Action Group, Ltd.
APS International Plaza
7800 Glenroy Road
Minneapolis, MN 55439-3122

Commonwealth of Pennsylvania - Notary Seal
ERIC M AFFLERBACH - Notary Public
Berks County
My Commission Expires November 18, 2029
Commission Number 1000860


CONSTABLE / PROCESS SERVER

APS File # 171661-0003



610

COPY
[Faded document text]

COPY
[Faded document text]

NOTICE
[Faded document text]

NO ONE WAS HOME
[Faded text]
Heller's Gas
1-800-450-0000

Name and Address of Sender
RAS Citron, LLC
 133 Gaither Drive, Suite F
 Mt. Laurel, NJ 08054
Samantha Jones

Article Number
 2025-CV-0000854-MF
 2/4/2026

Name of Addressee, Street, and Post Office Address
**UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS, AND ALL PERSONS, FIRMS,
 OR ASSOCIATIONS, CLAIMING RIGHT,
 TITLE, OR INTEREST FROM OR UNDER
 ANTHONY CONMY
 1610 ORANGE STREET
 BERWICK, PA 18603**

Registered
 Insured
 COD
 Certified

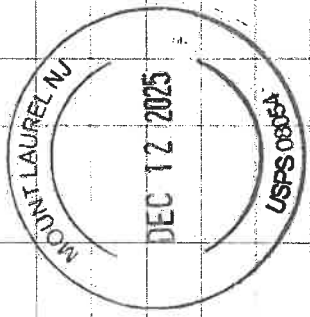
Postage Fee
 \$2.40
 US POSTAGE IMI
 FIRST CLASS
 063S0001443320
 FROM 08054
 895561.134

Check appropriate block for Registered Mail:
 With Postal Insurance
 Without postal Insurance

Return Receipt for Merchandise
 Int'l Recorded Del.
 Express Mail

Handling Charge
 Act. Value (If Regis.)
 Insured Value

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.
 Postmark and Date of Receipt
 Due Sender if COD
 R.R. Fee
 S.D. Fee
 S.H. Fee
 Rst. Del. Fee
 Remarks



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

Total number of Pieces Listed by Sender: **1**
 Total Number of Pieces Received at Post Office: **1**
 Postmaster, Per (Name of Receiving Employee): **SG**

PS Form 3877, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

Conny - RAS# 25-292175 (Columbia County)

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, HOLD AT DOTTED LINE

25-29275 Conmy

COMPLETE THIS SECTION ON 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.

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY
 1610 ORANGE STREET
 BERWICK, PA 18603



9590 9402 8996 4122 4192 47

2. Article Number (Transfer from service label)

9589 0710 5270 2941 1327 00

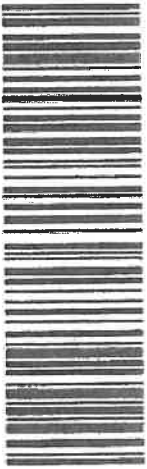
- b Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail
 - Registered Mail
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation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

PS Form 3811, July 2020 PSN 7590-02-000-8053

Domestic Return Receipt

133 GAITHER DRIVE, SUITE F
MOUNT LAUREL, NJ 08045

CERTIFIED MAIL®

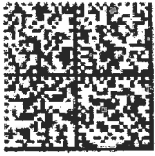


9589 0710 5270 2941 1327 00

US POSTAGE AND FINE PRINT BOWES



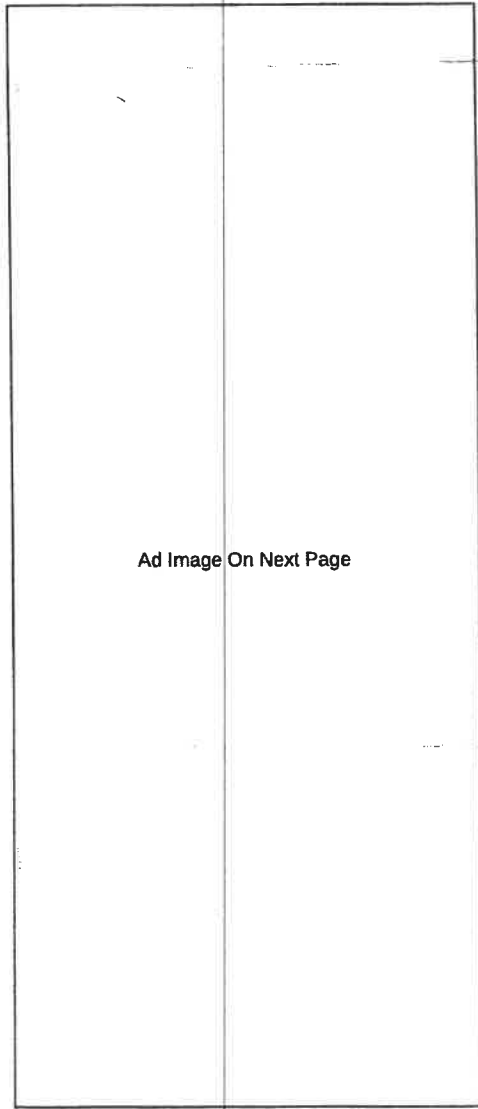
ZIP 08054 **\$ 010.44⁰**
02, 4W
0000385687 DEC. 12. 2025.



UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR ASSOCIATIONS,
CLAIMING RIGHT, TITLE, OR INTEREST FROM
OR UNDER ANTHONY CONNRY
1610 ORANGE STREET
BERWICK, PA 18603

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: Conmy
Date(s) Published: 12/12/2025

Brad Bailey

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

Shawn H. Stair (Shawn H. Stair)

(Notary Public)

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

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

Classifieds

PRESS ENTERPRISE Classifieds reaches over 21,000 print readers every day plus 66,500 unique visitors to our website monthly!

MISSED PAPER?
Call our Circulation Team at
570-784-2121, option 1 by 10am
M-F
*Monday 7-9am
*Tuesday 9-11am
*Wednesday 9-11am
*Thursday 9-11am
*Friday 9-11am

PLACING CLASSIFIED ADS
• email: classifieds@pressenterprise.net
• online: pressenterpriseonline.com
• Call: 570-784-2121
• Fax: 570-784-6111
• Send: Classifieds to News Dept. Publications

MONDAY MARKETPLACE ADS
IT'S FREE to advertise your merchandise \$100 OR LESS!
Must Submit Online: pressenterpriseonline.com
CLASSIFIED in Thursday 7:30am and Friday 7:30am
1. click CLASSIFIEDS - 2. click PLACE AN AD - 3. fill in your info
Some restrictions apply. See below for details.

DRIVE-THRU HOURS:
8:00am - 5:00pm
Our Drop-Off Box at the Drive-Through is available 24/7!
For the safety of the public and our employees and hobbyist we cannot
and further. Thank you for your understanding & this notice.

PUBLIC NOTICE
CIVIL ACTION
COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA
CIVIL ACTION NO.
NO. 2025-CV-00008-54F
NOTICE OF ACTION IN MORTGAGE FORECLOSURE
LAWRENCE LEON SERVICES, LLC, Plaintiff
vs.
SHAUNA CONNOR, IN HER CAPACITY AS HEIR OF ANTHONY COUNTY, CARTER CONNOR, IN HIS CAPACITY AS HEIR OF ANTHONY COUNTY, LINCOLN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY COUNTY, Defendants
TO LINCOLN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY COUNTY (collectively), 1610 ORANGE STREET BERWICK, PA 17604

COMPLAINT IN MORTGAGE FORECLOSURE
You are hereby notified that Plaintiff, LAWRENCE LEON SERVICES, LLC, has filed a Mortgage Foreclosure Complaint and/or a Notice to Demand, against you and a Judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may have money or property or other rights attached to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT RIGHTS A LAWYER THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT RIGHTS THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE RESIDENTS AT A REDUCED FEE OF NO FEE.

NORTH PENN LEGAL SERVICES
188 EAST 11TH STREET
BLOOMSBURG, PA 17815
(570)784-8780
PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
PO BOX 186
HARRISBURG, PA 17108
1-800-682-7371
Robertson, Associates, Schreff, Dolan & Partners, PLLC
A Florida corporation with a subsidiary company
ATTORNEYS AT LAW
Tony Friedman, Inc. 20 WESTINGHOUSE BLVD
133 GARDNER DRIVE, SUITE F
MC LANE NJ 07094
602-228-6906

WONDERWORD By DAVID OUELLET

HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the **WONDERWORD**.

X, FORMERLY KNOWN AS TWITTER Solution: 9 letters

S M S N O I T A C I F I T O N
S E C A P S T Y E N R E N I O
R S A N A L Y T I C S E G M I
E S S R G L O B A L T O L A T
P A T S C U R I U S I L I G
L G R B S H I K O R E D S E A
Y E O S I E R K E N I T S R
T O P I C S K R S V O V S N E
I S S L E A R U R H C F O T
N E E O N M A E M E P I I N
U T G I K D R P N S L D G N I
M O L C A L L O E U I I E
M N E R A H S R L A B E B P M
O H C N U A L T E P H O T O E
G R E A T O R H U B L O C K M

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WE WANT YOU ME?

WANT TO BE YOUR OWN BOSS?
Looking for a quick & easy side hustle?
Press Enterprise wants to talk to you.

NEWSPAPER CARRIER(S) NEEDED
Motor Route Available Jan 1st

WHAT DO YOU NEED?
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30-45 minutes @ Washingtonville
75 customers daily/ approx. 50 miles daily/ \$750/month (before tips)
*Ask about a 90 day contract bonus!

Call or Text Press Enterprise - Katie Karchner
(570)394-2186

Analytics, Article, Audio, Block, Call, Checkmark, Community, Creator Hub, Elon Musk, File, Gifs, Global, Images, Interaction, Internet, Launch, Like, Lists, Login, Logo, Memo, Message, Mobile, Network, Notes, Notifications, Online, Opinion, Phone, Photo, Post, Radar, Reply, Report, Search, Server, Share, Spaces, Sports, Topics, Video

Yesterday's Answer: Nail Polish

For **WONDERWORD** apps, books & more, visit Wonderword.com, or call 1-855-232-2367.

King Classic Sudoku

9	4	6		1				
				4				
			9	2	3			
4					2	6		
	6	9				5		
				3		1	8	
				5	8			
			3	8	4		3	
						6		

Difficulty: **** 12/12

CONCEPT SUDOKU

Fill in the blank cells using numbers 1 to 6. Each number can appear only once in each row, column and 3x3 block. Use logic and process of elimination to solve the puzzle.

8	7	4	5	6	3	2	9	1
1	3	5	2	9	8	7	4	6
2	9	6	7	1	4	5	3	8
3	8	1	4	7	8	2	5	6
7	5	9	8	2	1	3	4	6
4	8	2	3	5	6	1	7	9
6	7	9	3	5	4	8	2	1
5	2	6	4	7	9	1	3	8
9	4	3	1	8	2	6	5	7

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 using summary skills
- Welding, cutting, metal fabrication, electronic troubleshooting, carpentry, plumbing, piping, etc.
- Show removal, grounds maintenance and vehicle maintenance.
- Installation of new equipment, facilities remodeling and alterations, as required.
- Paints, painting and related coating.
- Utility functions (wiring, routine can-do tasks).
- Ability to work independently with minimal supervision.
- Physical ability to lift and/or carry up to 50 lbs.

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

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

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

SYAHT
GNEVI
RAOSIL
HDUROS

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WHEN COPERNICUS THEORIZED THAT THE EARTH WENT AROUND THE SUN, IT WAS ...

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

Yesterday's Jumbles: JOIST LASSO SKETCH FAMOUS
Answer: The caterpillar went through metamorphosis, and everything had gone — SMOOTH AS SILK

WANTED MP Metals
Clean Copper \$3.20 to \$2.90
Clean Brass \$2.10 to \$1.80
Casts 60¢
Clean Alumi. 55¢
Th. Steel, Iron & Casts 65.00
Scraped but OK Steel
Monday-Friday
8am-4pm
Sat. 9-noon
570-782-2578
Rt. 18 Berwick

Public Notices

ESTATE NOTICE
Estate of Mary Ruth Holman, a/k/a Mary R. Holman, late of 180 Hartman Hollow Road, Benton, Columbia County, Pennsylvania, deceased. Date of Death: October 23, 2025. NOTICE is hereby given that Letters Testamentary in the above named estate have been granted to Mary C. Wells to whom all persons owing said estate are requested to make payment, and those having claims or demands against said Estate to present same without delay at the office of:

Matthew E. Turpovich, Esquire
188 Township, James S. Lehman, LLP
38 West Third Street
Bloomburg, PA 17815

Public Notices

ESTATE NOTICE
KRESNA MARSHALL & ASSOCIATES, LLC
MARSHALL E. KRESHER ESQUIRE
401 S. MARKET STREET
BLOOMSBURG, PA 17815

ESTATE NOTICE
Estate of Rosemary R. Branch, a/k/a Rosemary Branch, late of 2450 2nd Street, Bloomsburg, Columbia County, Pennsylvania, deceased. Date of Death: October 20, 2025. NOTICE is hereby given that Letters Testamentary in the above named estate have been granted to Lauren Bennett, to whom all persons owing said estate are requested to make payment, and those having claims or demands against said estate to present same without delay at:

Matthew E. Turpovich, Esquire
188 Township, James S. Lehman, LLP
38 West Third Street
Bloomburg, PA 17815

ESTATE NOTICE
Estate of Bridget M. Schiano, late of the Township of Pine, County of Columbia, Commonwealth of Pennsylvania, Deceased. Letters Testamentary on said Estate have been granted to said undersigned. All persons indebted to said estate are requested to make immediate payment, and those having claims or demands against the same will present them without delay for settlement to:

Jennifer R. Gurley, Personal Representative
c/o Richard D. Lutz, Esq.
Central Estate Planning
102 W. 5th Street
Berwick, PA 17603

Public Notices

ESTATE NOTICE
Estate of Lucinda Ann Kitzbaugh, a/k/a Lucinda A. Kitzbaugh, late of Bear Creek Township, Berwick, Pennsylvania 17803. Date of Death: October 4, 2025. NOTICE is hereby given that Letters Testamentary in the above named estate have been granted to the undersigned, to whom all persons owing said estate are requested to make payment, and those having claims or demands against it make known the same without delay.

Wayne Richard Kitzbaugh, Esquire
c/o Robert A. Bull, Esquire
Law Offices of Bull & Bull, LLC
106 Market St.
Berwick, PA 17602
Attorney

Jobs

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Above average starting wage. Caring, punctual individuals with valid driver's license. Must have a clean driving record with the ability to pass a drug screening test and background check. Job allows young children to accompany drivers. Free training. www.wyml@aol.com or call 570-275-3781

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NIGHT/STAY HOME CARE
Now Hiring Caregivers All Areas
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WANT TO SELL A HOUSE? CALL
PRESS ENTERPRISE CLASSIFIEDS
570-784-6151



January 8, 2026

Sheriff of Columbia County
35 West Main Street
Bloomsburg, Pa 17815

LAKEVIEW LOAN SERVICING, LLC

VS.

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY ; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY ; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY

NO: 2025-CV-0000854-MF

NO: 2025-ED-98

Dear Sheriff:

The amount due on the sewer account #134514 for the property located at 1610 Orange Street, Berwick Pa through March 31, 2026 is \$1762.34.

Please feel free to contact me with any questions that you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly M", with a horizontal line extending to the right.

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

Phone: (570) 752-8477 • Fax: (570) 752-8479

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LAKEVIEW LOAN SERVICING LLC
vs.
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY (et al.)

Case Number
2025CV854

SHERIFF'S RETURN OF SERVICE

12/27/2025 12:26 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1610 ORANGE STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 29, 2025

NOTARY

Affirmed and subscribed to before me this

29TH day of DECEMBER, 2025

Plaintiff Attorney: RAS CITRON LLC, 133 GAITHER DRIVE, SUITE F, MT. LAUREL, NJ 08054

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LAKEVIEW LOAN SERVICING LLC
vs.
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY (et al.)

Case Number
2025CV854

SHERIFF'S RETURN OF SERVICE

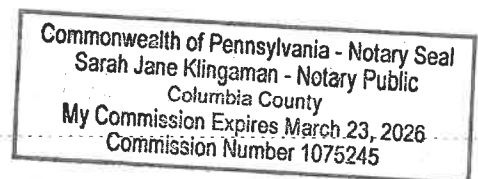
10/30/2025 11:52 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE JOSH HALATYN ROOMMATE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY AT 552 MILL STREET, CATAWISSA, PA 17820.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 30, 2025



Affirmed and subscribed to before me this

NOTARY

30TH day of OCTOBER, 2025

Plaintiff Attorney: RAS CITRON LLC, 133 GAITHER DRIVE, SUITE F, MT. LAUREL, NJ 08054

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LAKEVIEW LOAN SERVICING LLC
vs.
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY (et al.)

Case Number
2025CV854

SERVICE COVER SHEET

Service Details:

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

Manner: < Not Specified > **Expires:** 01/21/2026 **Warrant:**

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

Serve To:

Name: (POSTING)

Primary Address: 1610 ORANGE STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 12-29-25 **Time:** 12:26

Deputy: 3 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

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

Service Attempt Notes:

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

POSTING)

2025CV854

1610 ORANGE STREET, BERWICK, PA 18603

EXP: 01/21/2026

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 11/04/2025

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

Ad ID: 364100
Description: Conmy Sale
Run Dates: 01/14/2026 - 01/28/2026
Class: 0002
Orig User: sshotwel
Words: 734
Lines: 85
Agate Lines: 228
Depth: 9.44
Blind Box:

Total Ad Cost	\$1,621.40			
Amount Paid	\$0.00			
Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	01/14/2026	01/28/2026	3	1,621.40

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

COURT OF
COMMON PLEAS
OF

v.

COLUMBIA
COUNTY

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY;
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR
UNDER ANTHONY CONMY

NO.: 2025-CV-
0000854-MF

Defendant(s)

2025-ED-98

WRIT OF EXECUTION

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: 1610 ORANGE STREET BERWICK, PA 18603
(SEE LEGAL DESCRIPTION ATTACHED)

Judgment Amount	\$147,213.02
Interest from 10/27/2025 to (Day if sale) _____ (at \$24.20 per diem)	\$*
Total	\$*
Interest from _____ (Day after sale) at \$24.20 per diem	\$ _____
(Costs to be added)	\$ _____
Writ Total	\$ _____

Prothonotary

By: Stephanie Stump/mt
Clerk

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

Date: 10/29/2025

*This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.

COLUMBIA COUNTY
COURT OF COMMON PLEAS
NO. 2025-CV-0000854-MF

LAKEVIEW LOAN SERVICING, LLC

v.

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY

WRIT OF EXECUTION

2025-ED-98

Judgment Amount	\$147,213.02
Interest from 10/27/2025 to (Day if sale) _____ (at \$24.20 per diem)	\$*
Total	\$*
Interest from _____ (Day after sale) at \$24.20 per diem	\$ _____
(Costs to be added)	\$ _____
Writ Total	\$ _____
COSTS PAID:	
PROTHONOTARY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHONOTARY	\$ _____

PREMISES TO BE SOLD: 1610 ORANGE STREET BERWICK, PA 18603

By: Danielle A. Coleman
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
Danielle A. Coleman, Esquire PA ID No. 323583 E-mail dcoleman@raslg.com
ATTORNEY FOR PLAINTIFF
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

*This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.

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 30TH 2025

Re: Sheriffs Sale Advertising Dates

LAKEVIEW LOAN SERVICING LLC
VS.

SHAUNA CONMY, IN HER CAPACITY AND CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY
No. 854 of 2025 J.D. and No. 98 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	JANUARY 14 TH 2025
2 nd Week	JANUARY 21 ST 2025
3 rd Week	JANUARY 28 TH 2025

SALE DATE: **FEBRUARY 4TH 2026 @ 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



LAKEVIEW LOAN SERVICING LLC
vs.
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY (et al.)

Case Number
2025CV854

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 98

Manner: Adult in Charge **Expires:** 01/21/2026 **Warrant:**

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

Serve To:

Name: SHAUNA CONMY, IN HER CAPACITY AS HEIR

Primary Address: 552 MILL STREET
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Josh Halatyn

Relation: Roommate Roommate

Date: 10-30-25 **Time:** 11:52

Deputy: 3 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

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

Service Attempt Notes:

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

SHAUNA CONMY, IN HER C

2025CV854

552 MILL STREET, CATAWISSA, PA 17820

EXP: 01/21/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LAKEVIEW LOAN SERVICING LLC
vs.
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY (et al.)

Case Number
2025CV854

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 98

Manner: Adult in Charge **Expires:** 01/21/2026 **Warrant:**

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

Serve To:

Name: COLUMBIA COUNTY ADULT PROBATION

Primary Address: 35 WEST MAIN STREET
3RD FLOOR
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Vanessa Adler

Relation: Deputy Chief

Date: 10-30-25 **Time:** 12:40

Deputy: 3 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **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 PROBATION 2025CV854 5 WEST MAIN STREET, 3RD FLOOR, BLOOMSBURG, PA EXP: 01/21/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LAKEVIEW LOAN SERVICING LLC
vs.
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY (et al.)

Case Number
2025CV854

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	98
Manner:	Adult in Charge	Expires:	01/21/2026
Warrant:			
Notes:	SALE DATE & TIME: 02/04/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	COLUMBIA COUNTY COURT OF COMMON
Primary Address:	35 WEST MAIN STREET P.O. BOX 380 BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Devise Labuda		
Relation:	District court Admin		
Date:	10-30-25	Time:	12:45
Deputy:	3	Mileage:	

Attorney / Originator:

Name: RAS CITRON LLC	Phone:
-----------------------------	---------------

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY COUR 2025CV854 5 WEST MAIN STREET, P.O. BOX 380, BLOOMSBURG, PA EXP: 01/21/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LAKEVIEW LOAN SERVICING LLC
vs.
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY (et al.)

Case Number
2025CV854

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 98
Manner: Adult in Charge **Expires:** 01/21/2026 **Warrant:**
Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

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

Final Service:

Served: Personally Adult In Charge Posted Other
Adult In Charge: LYNN DICKSON
Relation: Secretary
Date: 10-30-25 **Time:** 12:48
Deputy: 3 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2025CV854

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/21/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LAKEVIEW LOAN SERVICING LLC
vs.
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY (et al.)

Case Number
2025CV854

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 98
Manner: Adult in Charge **Expires:** 01/21/2026 **Warrant:**
Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

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

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Abby Barcenus
Relation: Secretary
Date: 10-30-25 **Time:** 12:50
Deputy: 3 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2025CV854 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 01/21/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LAKEVIEW LOAN SERVICING LLC
vs.
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY (et al.)

Case Number
2025CV854

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 98

Manner: Adult in Charge **Expires:** 01/21/2026 **Warrant:**

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

Serve To:

Name: OCCUPANT

Primary Address: 1610 ORANGE STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10-30-25 **Time:** 13:22

Deputy: 3 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

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

Service Attempt Notes:

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

OCCUPANT

2025CV854

1610 ORANGE STREET, BERWICK, PA 18603

EXP: 01/21/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LAKEVIEW LOAN SERVICING LLC
vs.
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY (et al.)

Case Number
2025CV854

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	98
Manner:	Adult in Charge	Expires:	01/21/2026
Notes:	SALE DATE & TIME: 02/04/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

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 <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Kelly Morris		
Relation:	Secretary		
Date:	10/30/25	Time:	1325
Deputy:		Mileage:	

Attorney / Originator:

Name: RAS CITRON LLC	Phone:
-----------------------------	---------------

Service Attempts:

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

Service Attempt Notes:

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

BERWICK SEWER AUTHOF

2025CV854

1108 FREAS AVE, BERWICK, PA 18603

EXP: 01/21/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LAKEVIEW LOAN SERVICING LLC
vs.
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY (et al.)

Case Number
2025CV854

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 98	
Manner: Adult in Charge	Expires: 01/21/2026	Warrant:
Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name: BERWICK AREA SCHOOL DISTRICT / FOR
Primary Address: 500 LINE STREET BERWICK, PA 18603
Phone: DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · <u>Adult In Charge</u> · Posted · Other	
Adult In Charge: Linda Henric	
Relation:	
Date: 10-30-25	Time: 13:47
Deputy: 3	Mileage:

Attorney / Originator:

Name: RAS CITRON LLC	Phone:
-----------------------------	---------------

Service Attempts:

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

Service Attempt Notes:

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

BERWICK AREA SCHOOL I

2025CV854

500 LINE STREET, BERWICK, PA 18603

EXP: 01/21/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LAKEVIEW LOAN SERVICING LLC
vs.
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY (et al.)

Case Number
2025CV854

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 98

Manner: Adult in Charge **Expires:** 01/21/2026 **Warrant:**

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

Serve To:

Name: 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 Other

Adult In Charge: Maggie Hoze

Relation: Office Manager

Date: 10/30/25 **Time:** 1340

Deputy: 3 + 15 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

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

Service Attempt Notes:

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

GINGHER, CONNIE C.

2025CV854

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 01/21/2026

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.
3219

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	21,193	14.635	303.96	310.16	341.18
SINKING		1.5	31.15	31.79	34.97
LIGHT		1.25	25.96	26.49	27.81
FIRE		2.25	46.73	47.68	50.06
BORO RE		18.1	375.92	383.59	402.77
The discount & penalty have been calculated for your convenience			783.72	799.71	856.79
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

CONMY ANTHONY
1610 ORANGE ST
BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04D-05 -224-00,000		
1610 ORANGE ST		
.177 acres		
	Land	3,083
	Buildings	18,110
Total Assessment		21,193

This tax returned to courthouse on: **January 1, 2026**

783.72
#967247488

FILE COPY

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

4/30/25

Bill Date: 7/1/2025

Bill #: 835

Make Check Payable To: The Berwick Area School District

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

2025-2026 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Taxes are due and payment is requested from:

018228

04D05 22400000 835 C04
CONMY ANTHONY
1610 ORANGE ST
BERWICK PA 18603-2520

Connie C. Gingher

RETURN THIS COUPON IF PAYING IN FULL

Parcel #: 04D05 22400000

Property Location and Description:

1610 ORANGE ST
.177

Assessment:

L= 3,083
B= 18,110
T= 21,193

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	53.4100	1,131.92
HOMESTEAD EXCLUSION	(6,556.59)	(350.19)
FARMSTEAD EXCLUSION	NA	NA

AMOUNTS DUE

If Paid By 8/31/2025	2% Discount Amount	766.10
If Paid By 10/31/2025	Face Amount	781.73
If Paid After 10/31/2025	10% Penalty Amount	859.90

Last Day to Pay: 12/31/2025
For a receipt, return the entire bill with payment and a self-addressed stamped envelope

Office Hours

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

766.10
#967391922
Connie

Homestead/Farmstead Applied

8/31/25

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

NONE

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

COMMONWEALTH OF PA, DEPARTMENT OF REVENUE ✓
BUREAU OF COMPLIANCE, P.O. BOX 281230, HARRISBURG, PA 17128-1230

TENANTS/OCCUPANTS
1610 ORANGE STREET BERWICK, PA 18603

COLUMBIA COUNTY TAX CLAIM BUREAU ✓
11 W. MAIN STREET, MAIN STREET COUNTY ANNEX, BLOOMSBURG, PA 17815

COLUMBIA COUNTY DOMESTIC RELATIONS SECTION ✓
11 W. MAIN STREET, BLOOMSBURG, PA 17815

COLUMBIA COUNTY PROBATION DEPARTMENT ✓
35 W. MAIN STREET, BLOOMSBURG, PA 17815

COLUMBIA COUNTY COURT OF COMMON PLEAS – CRIMINAL DIVISION ✓
35 WEST MAIN STREET, BLOOMSBURG, PA 17815

Proth.

COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET, BLOOMSBURG, PA 17815

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:

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. § 4904 relating to unsworn falsification to authorities.

By: Danielle A. Coleman
Danielle A. Coleman, Esquire, PA ID No. 323583
Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Michael A. Beyer
Chief Deputy

LAKEVIEW LOAN SERVICING LLC
vs.
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY (et al.)

Case Number
2025CV854

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 98
Manner: Adult in Charge **Expires:** 01/21/2026 **Warrant:**
Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ANTHONY CONMY
Primary Address: 1610 ORANGE STREET
BERWICK, PA 18603
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

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

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

CONMY, ANTHONY

2025CV854

1610 ORANGE STREET, BERWICK, PA 18603

EXP: 01/21/2026

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Professional Limited Liability Company
ATTORNEYS FOR PLAINTIFF
Danielle A. Coleman, Esquire, PA ID No. 323583
133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
(855) 225-6906

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

v.

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY;
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR
UNDER ANTHONY CONMY
Defendant(s)

COURT OF
COMMON PLEAS
OF

COLUMBIA
COUNTY

NO.: 2025-CV-
0000854-MF

2025 - ED 98

AFFIDAVIT PURSUANT TO RULE 3129.1

LAKEVIEW LOAN SERVICING, LLC, Plaintiff in the above action, by the undersigned attorney, **Robertson, Anschutz, Schneid, Crane & Partners, PLLC** sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **1610 ORANGE STREET BERWICK, PA 18603**.

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

ANTHONY CONMY, DECEASED
1610 ORANGE STREET BERWICK PA, 18603

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

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY
552 MILL ST CATAWISSA, PA 17820

CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY
1230 LIBERTY VALLEY RD DANVILLE, PA 17821

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY
1610 ORANGE ST BERWICK, PA 18603

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

NONE

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

LAKEVIEW LOAN SERVICING, LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Professional Limited Liability Company
ATTORNEYS FOR PLAINTIFF
Danielle A. Coleman, Esquire, PA ID No. 323583
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Mount Laurel, NJ 08054
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LAKEVIEW LOAN SERVICING, LLC Plaintiff v. SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY Defendant(s)	COURT OF COMMON PLEAS OF COLUMBIA COUNTY NO.: 2025-CV- 0000854-MF
--	---

AFFIDAVIT OF NON-MILITARY SERVICE

The undersigned attorney states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; ANTHONY CONMY, DECEASED who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY, to enable a search.

This statement is made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities

Date: 10/28/2025

By: Danielle A. Coleman
Danielle A. Coleman, Esquire, PA ID No. 323583
Attorney for Plaintiff



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

SSN: [REDACTED]
 Birth Date:
 Last Name: CONMY
 First Name: SHAUNA
 Middle Name:
 Status As Of: Oct-28-2025
 Certificate ID: XWNYT5HCYWNYWF4

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.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

Danielle A. Coleman, Esquire, PA ID No. 323583

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

LAKEVIEW LOAN SERVICING, LLC Plaintiff	COURT OF COMMON PLEAS OF
v.	COLUMBIA COUNTY
SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY	NO.: 2025-CV- 0000854-MF
Defendant(s)	

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date: 10/28/2025

By: Danielle A. Coleman
Danielle A. Coleman, Esquire, PA ID No. 323583
Attorney for Plaintiff

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

LAKEVIEW LOAN SERVICING, LLC Plaintiff	COURT OF COMMON PLEAS OF
v.	COLUMBIA COUNTY
SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY	NO.: 2025-CV- 0000854-MF
Defendant(s)	2025-ED-98

WRIT OF EXECUTION

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: 1610 ORANGE STREET BERWICK, PA 18603
(SEE LEGAL DESCRIPTION ATTACHED)

Judgment Amount	\$147,213.02
Interest from 10/27/2025 to (Day if sale) _____ (at \$24.20 per diem)	\$*
Total	\$*
Interest from _____ (Day after sale) at \$24.20 per diem	\$ _____
(Costs to be added)	\$ _____
Writ Total	\$ _____

Prothonotary

By: Stephanie Stroud/MT
Clerk

Date: 10/29/2025

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

*This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.

COLUMBIA COUNTY
COURT OF COMMON PLEAS
NO. 2025-CV-0000854-MF

LAKEVIEW LOAN SERVICING, LLC

v.

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY

2025-ED-98

WRIT OF EXECUTION

Judgment Amount	\$147,213.02
Interest from 10/27/2025 to (Day if sale) _____ (at \$24.20 per diem)	\$*
Total	\$*
Interest from _____ (Day after sale) at \$24.20 per diem	\$ _____
(Costs to be added)	\$ _____
Writ Total	\$ _____
COSTS PAID:	
PROTHONOTARY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHONOTARY	\$ _____

PREMISES TO BE SOLD: 1610 ORANGE STREET BERWICK, PA 18603

By: Danielle A. Coleman
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
Danielle A. Coleman, Esquire PA ID No. 323583 E-mail dcoleman@raslg.com
ATTORNEY FOR PLAINTIFF
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

*This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV854

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

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

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

ALL that certain lot, 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 on the southerly side of Orange Street, at the northeasterly corner of Lot No. 232; thence South 79 degrees 50 minutes East 46.7 feet to the northwesterly corner of Lot No. 234; thence in a southerly direction along the westerly line of Lot No. 234, 164 feet to the northerly side of a 15 foot alley; thence North 79 degrees 50 minutes West along the northerly side of said alley 46.7 feet to the southeasterly corner of Lot No. 232; thence in a northerly direction along the easterly line of Lot No. 232, 164 feet to Orange Street, the place of BEGINNING.

BEING Lot No. 233 of Woodin, Eaton & Dickson's Addition to Berwick, now the Berwick Land & Improvement Company's Addition.

BEING the same premises that Marlene E. Fowler and Jay L. Fowler, her husband, James W. Hahn and Janice Hahn, his wife, Albert L. Hahn and Sylvia Hahn, his wife, and Peggy A. Wallace and Kenneth Wallace, her husband, by deed dated March 30, 2005 and recorded April 5, 2005 in the Office of the Recorder of Deeds of Columbia County, PA, in Instrument No. 200503304, granted and conveyed unto Frank Zwalkuski and Patricia Zwalkuski, his wife, in fee.

BENG KNOWN AS: 1610 ORANGE STREET, BERWICK, PA 18603

PROPERTY D: 04D05 22400

TITLE TO SAID PREMISES IS VESTED ANTHONY CONMY, UNMARRIED BY DEED FROM , FRANK ZWALKUSKI AND PATRICIA ZWALKUSKI, HUSBAND AND WIFE DATED SEPTEMBER 17, 2021 RECORDED SEPTEMBER 22, 2021 AT INSTRUMENT NO. 202109567

THE SAID ANTHONY CONMY HAVING DEPARTED THIS LIFE ON 10/11/2023

PROPERTY ADDRESS: 1610 ORANGE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D 05 22400

Seized and taken into execution to be sold as the property of CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY, SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY, ANTHONY CONMY in suit of LAKEVIEW LOAN SERVICING LLC.

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:
RAS CITRON LLC
MT. LAUREL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Case Number: 2025-CV-0000854-MF

Judgment Amount: \$147, 213.02

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff
A Florida professional limited liability company

Legal Description

ALL that certain lot, 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 on the southerly side of Orange Street, at the northeasterly corner of Lot No. 232; thence South 79 degrees 50 minutes East 46.7 feet to the northwesterly corner of Lot No. 234; thence in a southerly direction along the westerly line of Lot No. 234, 164 feet to the northerly side of a 15 foot alley; thence North 79 degrees 50 minutes West along the northerly side of said alley 46.7 feet to the southeasterly corner of Lot No. 232; thence in a northerly direction along the easterly line of Lot No. 232, 164 feet to Orange Street, the place of BEGINNING.

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BEING KNOWN AS: 1610 ORANGE STREET, BERWICK, PA 18603

PROPERTY ID: 04D05 22400

TITLE TO SAID PREMISES IS VESTED IN ANTHONY CONMY, UNMARRIED BY DEED FROM , FRANK ZWALKUSKI AND PATRICIA ZWALKUSKI, HUSBAND AND WIFE DATED SEPTEMBER 17, 2021 RECORDED SEPTEMBER 22, 2021 AT INSTRUMENT NO. 202109567

THE SAID ANTHONY CONMY HAVING DEPARTED THIS LIFE ON 10/11/2023

REAL ESTATE OUTLINE

ED # ED 98

DATE RECEIVED 10-29-25
DOCKET AND INDEX 2025 CV 854

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 \$ <u>1,350.00</u> OR <u>2000.00</u>	<u>X</u>	CK# <u>860173</u>

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

SALE DATE Feb 4th 26 TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Professional Limited Liability Company
ATTORNEYS FOR PLAINTIFF
Danielle A. Coleman, Esquire, PA ID No. 323583
133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
(855) 225-6906

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

v.

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY;
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR
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Defendant(s)

COURT OF
COMMON PLEAS
OF

COLUMBIA
COUNTY

NO.: 2025-CV-
0000854-MF

2025 - ED - 98

CERTIFICATION

The undersigned attorney hereby states that he is the attorney for the Plaintiff in the above captioned matter and that:

- Act 91 procedures have been fulfilled.
- Act 91 is not applicable to this matter as the subject mortgage is an FHA Mortgage.
- Act 91 is not applicable to this matter as the premises is non-owner occupied.
- Act 91 is not applicable to this matter as the premises is vacant.
- Act 91 is not applicable to this matter as the mortgage is in default for more than twenty-four (24) months or the aggregate amount of arrearages due pursuant to the terms of the mortgage exceeds the sum of sixty thousand dollars (\$60,000).

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By: Danielle A. Coleman
Danielle A. Coleman, Esquire, PA ID No. 323583
Attorney for Plaintiff

Case Number: 2025-CV-0000854-MF

Judgment Amount: \$147, 213.02

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff
A Florida professional limited liability company

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BEING KNOWN AS: 1610 ORANGE STREET, BERWICK, PA 18603

PROPERTY ID: 04D05 22400

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THE SAID ANTHONY CONMY HAVING DEPARTED THIS LIFE ON 10/11/2023

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

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ATTORNEYS FOR PLAINTIFF

Danielle A. Coleman, Esquire, PA ID No. 323583

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Mount Laurel, NJ 08054

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LAKEVIEW LOAN SERVICING, LLC

Plaintiff

v.

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY;
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR
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Defendant(s)

COURT OF
COMMON PLEAS
OF

COLUMBIA
COUNTY

NO.: 2025-CV-
0000854-MF

2025 - ED-98

CERTIFICATION

The undersigned attorney hereby states that he is the attorney for the Plaintiff in the above captioned matter and that:

- Act 91 procedures have been fulfilled.
- Act 91 is not applicable to this matter as the subject mortgage is an FHA Mortgage.
- Act 91 is not applicable to this matter as the premises is non-owner occupied.
- Act 91 is not applicable to this matter as the premises is vacant.
- Act 91 is not applicable to this matter as the mortgage is in default for more than twenty-four (24) months or the aggregate amount of arrearages due pursuant to the terms of the mortgage exceeds the sum of sixty thousand dollars (\$60,000).

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By: Danielle A. Coleman
Danielle A. Coleman, Esquire, PA ID No. 323583
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

Danielle A. Coleman, Esquire, PA ID No. 323583

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

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LAKEVIEW LOAN SERVICING, LLC

Plaintiff

v.

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY;
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR
UNDER ANTHONY CONMY

Defendant(s)

COURT OF
COMMON PLEAS
OF

COLUMBIA
COUNTY

NO.: 2025-CV-
0000854-MF

2025-ED-98

LAST KNOWN MAILING ADDRESS

The Defendant(s) last known address is as follows:

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY

552 MILL ST

CATAWISSA, PA 17820

CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY

1230 LIBERTY VALLEY RD

DANVILLE, PA 17821

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS,
CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY**

1610 ORANGE ST

BERWICK, PA 18603

This statement is made subject to the penalties of 18 Pa.C.S. 4904 relating to unsworn falsification to authorities.

By: *Danielle A. Coleman*

Danielle A. Coleman, Esquire, PA ID No. 323583

Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Professional Limited Liability Company
ATTORNEYS FOR PLAINTIFF
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LAKEVIEW LOAN SERVICING, LLC
Plaintiff

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UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS,
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Defendant(s)

COURT OF
COMMON PLEAS
OF

COLUMBIA
COUNTY

NO.: 2025-CV-
0000854-MF

SHORT LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF BERWICK,
COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 1610 ORANGE STREET BERWICK, PA 18603

BEING PARCEL NUMBER: 04D05 22400

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: *Danielle A. Coleman*
Danielle A. Coleman, Esquire, PA ID No. 323583
Attorney for Plaintiff



**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC**
LAW OFFICES

*A professional limited liability company organized in the
State of Florida*

Richard Citron, Esq.
Managing Partner, NJ and PA Offices
Admitted in PA, NJ and NY

133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
Phone: 855-225-6906
Fax: 866-381-9549
www.raslegalgroup.com

James Robertson, Esq.
deceased
Everett Anschutz, Esq. (Ret.)
TX Bar
David J. Schneid, Esq. FL Bar
John T. Crane, Esq. GA, and
TX Bar

COLUMBIA County Prothonotary's Office
35 WEST MAIN STREET
BLOOMSBURG, PA, 17815

Re: LAKEVIEW LOAN SERVICING, LLC

v.

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY

COLUMBIA County Docket No. 2025-CV-0000854-MF

Dear Sir or Madam:

Enclosed please find the Praecipe for Writ of Execution for the above captioned matter. Please file the same and return a time-stamped copy to our office in the self-addressed stamped envelope. I have also enclosed a check to cover the filing fee as well.

Please forward the Writ of Execution package and check made payable to the Sheriff's Office for service of the Notice of Sale.

Thank you for your assistance in this matter.

Sincerely,

Aaliyah Paxton
Paralegal
apaxton@raslg.com

* Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of lien against property.

RASTM
**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC**
LAW OFFICES
*A professional limited liability company organized in the
State of Florida*

Richard Citron, Esq.
Managing Partner, NJ and PA Offices
Admitted in PA, NJ and NY

133 Gaither Drive, Suite F
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James Robertson, Esq.
deceased
Everett Anschutz, Esq. (Ret.)
TX Bar
David J. Schneid, Esq. FL Bar
John T. Crane, Esq. GA, and
TX Bar

PROTHONOTARY OF COLUMBIA COUNTY
35 WEST MAIN STREET
BLOOMSBURG, PA, 17815

Re: LAKEVIEW LOAN SERVICING, LLC
Plaintiff

VS.

Shauna Conmy, In Her Capacity As Heir Of Anthony Conmy; Carter Conmy, In His Capacity As Heir Of Anthony Conmy;
Unknown Heirs, Successors, Assigns, And All Persons, Firms, Or Associations, Claiming Right, Title, Or Interest From Or
Under Anthony Conmy
Defendant

Columbia County Docket Number: 2025-CV-0000854-MF

Dear Sir or Madam:

Enclosed please find the Praeceptum for In Rem Judgment for Failure to Answer and Assessment of Damages and Affidavit of
Non-Military Service for the above captioned matter.

I have also enclosed copies of each to be time-stamped and returned in the enclosed self-addressed stamped envelope.

Thank you for your assistance in this matter

Sincerely,

Aaliyah Paxton
Legal Assistant

* Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of lien against property.

RASTM
**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC**
LAW OFFICES

*A professional limited liability company organized in the
State of Florida*

Richard Citron, Esq.
Managing Partner, NJ and PA Offices
Admitted in PA, NJ and NY

133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
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James Robertson, Esq.
deceased
Everett Anschutz, Esq. (Ret.)
TX Bar
David J. Schneid, Esq. FL Bar
John T. Crane, Esq. GA, and
TX Bar

COLUMBIA County Sheriff's Office
35 WEST MAIN STREET, BLOOMSBURG, PA 17815

Re: LAKEVIEW LOAN SERVICING, LLC

v.

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY; CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY CONMY

COLUMBIA County Docket No. 2025-CV-0000854-MF

Dear Sir or Madam:

Enclosed please find the Writ of Execution and Notice of Sale for the above captioned matter and a check made payable to Sheriff of COLUMBIA County for the required service fee.

INSTRUCTIONS FOR SERVICE:

Please be informed that our office will use an outside servicer to serve the defendant(s) with the enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the proof of service. PLEASE ONLY POST THE HANDBILL.

Thank you for your assistance in this matter.

Sincerely,

Aaliyah Paxton
Paralegal
apaxton@raslg.com

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Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

Danielle A. Coleman, Esquire, PA ID No. 323583

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

LAKEVIEW LOAN SERVICING, LLC

Plaintiff

v.

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY;
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR
UNDER ANTHONY CONMY

Defendant(s)

COURT OF
COMMON PLEAS
OF

COLUMBIA
COUNTY

NO.: 2025-CV-
0000854-MF

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: Case Records of the Appellate and Trial Court* that require filing confidential information and documents differently than non-confidential information and documents.

Date: 10/28/2025

By: Danielle A. Coleman
Danielle A. Coleman, Esquire, PA ID No. 323583
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

Danielle A. Coleman, Esquire, PA ID No. 323583

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

LAKEVIEW LOAN SERVICING, LLC

Plaintiff

v.

SHAUNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY;
CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR
UNDER ANTHONY CONMY

Defendant(s)

COURT OF
COMMON PLEAS
OF

COLUMBIA
COUNTY

NO.: 2025-CV-
0000854-MF

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date: 10/28/2025

By: Danielle A. Coleman
Danielle A. Coleman, Esquire, PA ID No. 323583
Attorney for Plaintiff

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:

Carter Conmy
1230 Liberty Valley Rd
Danville, PA 17821



9590 9402 9501 5069 5792 57

2. Article Number (Transfer from service label)

9589 0710 5270 3181 3389 38

Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *John Keenan*

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

PS 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.

1. Article Addressed to:

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



9590 9402 9501 5069 5792 64

2. Article Number (Transfer from service label)

9589 0710 5270 3181 3389 14

(over \$500)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Emma Frank*

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

PS 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.

1. Article Addressed to:

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



9590 9402 9501 5069 5792 88

9589 0710 5270 3181 3388 91

Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Scott Ngo*

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

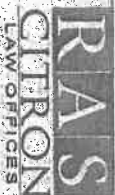
PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>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> <p>Article Addressed to:</p> <p>COMMONWEALTH OF PA DEPARTMENT OF PUBLIC WELFARE P.O. BOX 2675 HARRISBURG, PA 17105</p>	<p>A. Signature <i>[Signature]</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>SCOTT NGO</i> C. Date of Delivery <i>9/27/20</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>9590 9402 9501 5069 5792 40</p> <p>9589 0710 5270 3181 3389 21</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</p>
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>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> <p>1. Article Addressed to:</p> <p>Small Business Administration 660 American Ave #301 King Of Prussia, PA 19406</p>	<p>A. Signature <i>[Signature]</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>MHP</i> C. Date of Delivery <i>11-3</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>
<p>9590 9402 9501 5069 5792 95</p> <p>9589 0710 5270 3181 3388 84</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</p>
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>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> <p>1. Article Addressed to:</p> <p>U.S. Treasury Department 600 Arch Street Room 3259 Philadelphia, PA 19106</p>	<p>A. Signature <i>[Signature]</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>11/3/20</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>9590 9402 9501 5069 5792 71</p> <p>9589 0710 5270 3181 3389 07</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</p>
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	



RAS Citron, LLC

A subsidiary of Robertson, Amschutz, Schrield, Crane & Partners, PLLC
PA Cost Advance Account
130 Clinton Road, Suite 202 Fairfield, NJ 07004

Date 10/22/2025

860173
63-84132670

*****Two thousand and 00/100 USD*****

***2,000.00**

PAY TO THE Columbia County Sheriff's Office
ORDER OF 35 West Main Street

Bloomsburg PA 17815

JPMorgan Chase Bank, N.A.
Miami, FL

AUTHORIZED SIGNATURE

Memo 25-292175**Sheriff Sale D/2025-CV-0000854-MF/LN#**95292/CONNY, ANTHONY

⑈860173⑈ ⑆26708413⑆ 260179707⑈