

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



ROCKET MORTGAGE, LLC (et al.)  
vs.  
PATRICIA V HERRITY (et al.)

**Case Number**  
2022CV1042

**PROPERTY ADDRESS**

349 E 4TH STREET, BLOOMSBURG, PA 17815

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
01/12/2026	Advance Fee	Advance Fee	29117	\$0.00	\$2,000.00
01/12/2026	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/12/2026	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/12/2026	Crying Sale			\$10.00	\$0.00
01/12/2026	Docketing			\$15.00	\$0.00
01/12/2026	Levy			\$15.00	\$0.00
01/12/2026	Mailing Costs			\$48.00	\$0.00
01/12/2026	Posting Handbill			\$15.00	\$0.00
01/12/2026	Poundage			\$1,780.00	\$0.00
01/12/2026	Press Enterprise Inc.			\$1,727.15	\$0.00
01/12/2026	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
01/12/2026	Sheriff Automation Fund			\$50.00	\$0.00
01/12/2026	Sheriff's Deed			\$35.00	\$0.00
01/12/2026	Solicitor Services			\$150.00	\$0.00
01/12/2026	Transfer Tax Form			\$25.00	\$0.00
01/12/2026	Web Posting			\$100.00	\$0.00
03/09/2026	Service			\$225.00	\$0.00
03/09/2026	Service Mileage			\$6.00	\$0.00
03/09/2026	Distribution Form			\$25.00	\$0.00
03/09/2026	Copies			\$7.50	\$0.00
03/09/2026	Notary Fee			\$15.00	\$0.00
03/09/2026	Tax Claim Search			\$15.00	\$0.00
03/09/2026	Surcharge			\$60.00	\$0.00
03/09/2026	Sewer			\$1,602.03	\$0.00
03/09/2026	Recording Fees			\$86.75	\$0.00
03/18/2026	Recorder, Lien Search			\$250.00	\$0.00
				<b>\$6,304.93</b>	<b>\$2,000.00</b>

<b>TOTAL BALANCE:</b>	<b>\$(4,304.93)</b>
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**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 282940	Invoice Date: 04/20/2026 11:45:41 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	<b>DEED</b>	\$87.75	202603007	BLOOMSBURG TOWN
	Grantor - HERRITY, PATRICIA V		04/20/26 11:45:43 AM	OF
	Grantee - FEDERAL NATIONAL MORTGAGE ASSO			
	Consideration - \$6,304.93			
	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			
	<b>TOTAL CHARGES</b>	<u>\$87.75</u>		
	<b>PAYMENTS</b>			
	CHECK: 9802 - SHERIFF OFFICE	<u>\$87.75</u>		
	<b>TOTAL PAYMENTS</b>	\$87.75		
	<b>AMOUNT DUE</b>	\$87.75		
	PAYMENT ON INVOICE	(\$87.75)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		



ROSEMARIE DIAMOND  
ADMITTED IN PENNSYLVANIA,  
NEW JERSEY

JAY JONES  
ADMITTED IN PENNSYLVANIA,  
NEW JERSEY

THOMAS E. BROCK  
ADMITTED IN NORTH  
CAROLINA

GREGORY A. SCOTT  
ADMITTED IN NORTH  
CAROLINA

2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406  
ConsumerContact@brockandscott.com  
(844) 856-6646 Consumer Hotline  
www.brockandscott.com

April 6, 2026

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

**Re: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER PATRICIA V. HERRITY, DECEASED, et. al.  
349 E 4TH ST, Bloomsburg, PA 17815  
2022-CV-1042**

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Brock & Scott, PLLC as "attorney-on-the-writ," to FEDERAL NATIONAL MORTGAGE ASSOCIATION, 5600 Granite Parkway, Building VII, Plano, TX 75024.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Respectfully,

Brock & Scott, PLLC

Enclosures

**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 4/6/26

Grantor(s)/Lessor(s) <b>SHERIFF OF COLUMBIA COUNTY</b>	Telephone Number: <b>570-389-5622</b>	Grantee(s)/Lessee(s) <b>FEDERAL NATIONAL MORTGAGE ASSOCIATION</b>	Telephone Number: <b>800-508-0944</b>
Mailing Address <b>35 WEST MAIN STREET, *</b>		Mailing Address <b>5600 GRANITE PARKWAY, BUILDING VII</b>	
City <b>BLOOMSBURG</b>	State <b>PA</b>	ZIP Code <b>17815</b>	City <b>PLANO</b>
			State <b>TX</b>
			ZIP Code <b>75024</b>

**SECTION II REAL ESTATE LOCATION**

Street Address <b>349 E 4TH ST, BLOOMSBURG, PA 17815</b>	City, Township, Borough <b>BLOOMSBURG</b>
County <b>COLUMBIA</b>	School District <b>BLOOMSBURG AREA</b>
	Tax Parcel Number <b>05e03 36900</b>

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation?  Y  N

1. Actual Cash Consideration <b>\$ 89,000.00</b>	2. Other Consideration <b>+ -0-</b>	3. Total Consideration <b>= \$ 89,000.00</b>
4. County Assessed Value <b>\$ 30,269.00</b>	5. Common Level Ratio Factor <b>X 7.01</b>	6. Computed Value <b>= \$ 212,185.69</b>

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

1a. Amount of Exemption Claimed <b>= \$ 212,185.69</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100%</b>	1c. Percentage of Grantor's Interest Conveyed <b>100%</b>
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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.)

Transfer to the Commonwealth, the United States 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.)

Grantee is tax exempt pursuant to Section 91.192 and the transaction is exempt pursuant to Section 91.193(b)(1)(i) of the Pennsylvania Fiscal Code.

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

Name <b>JONATHAN WAREHAM</b>	Telephone Number <b>(844) 856-6646</b>
Mailing Address <b>302 Fellowship Road, Suite 130</b>	City <b>Mount Laurel</b>
	State <b>NJ</b>
	Zip Code <b>08054</b>

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 \_\_\_\_\_ Date 4/6/26

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



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



## Plaintiff

ROCKET MORTGAGE, LLC  
QUICKENS LOANS INC

vs.

## Defendant

PATRICIA V HERRITY  
UNKNOWN HEIRS OF PATRICIA  
HERRITY (DECEASED)  
KELLY A PETROS  
DEBORAH M HERRITY

### Attorney for the Plaintiff:

BROCK & SCOTT PLLC  
NEW ENGLAND RECORDING  
4550 COUNTRY CLUB ROAD  
WINSTON SALEM, NC 27104

**Sheriff's Sale Date:** Wednesday, March 18, 2026

**Sale Number:** 2026ED2

**Writ of Execution No. :** 2022CV1042

**Advance Sheriff Costs:** \$2,000.00

**Location of the real estate:** 349 E 4TH STREET, BLOOMSBURG, PA 17815,  
BLOOMSBURG TOWN

## 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	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,727.15
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	\$225.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$15.00
Tax Claim Search	\$15.00
Surcharge	\$60.00

**Total Sheriff Costs** \$2,586.15

## Municipal Costs

Sewer \$1,602.03

**Total Municipal Costs** \$1,602.03

## Distribution Costs

Recording Fees \$86.75

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

**Total Distribution Costs** **\$86.75**

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**Grand Total:** **\$4,274.93**

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

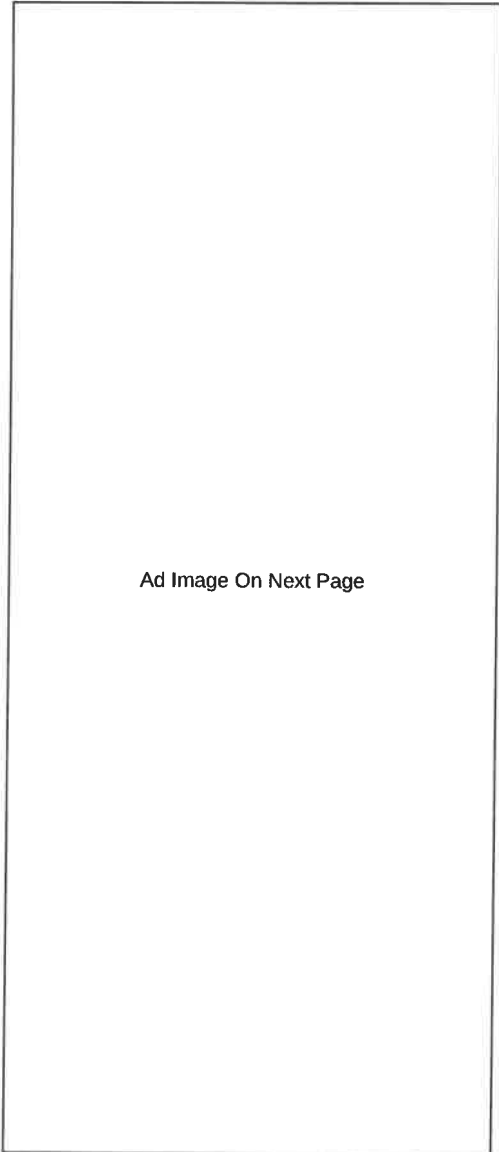
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Columbia County Sheriff, P.O. Box 380 , Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(c) CountySuite Sheriff, Teleosoft, Inc.


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 Ave, 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: Herrity Sale - CV1042  
Date(s) Published: 02/25/2026, 03/04/2026, 03/11/2026

  
Brad Bailey

Sworn and subscribed to before me this 12 day of March 2026.



(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 \$1,727.15 for publishing the foregoing notice and the fee for this affidavit have been paid in full.

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

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

**MISSED PAPER?**  
Call our Circulation Team at  
570-784-2121, option 1 by 10am

**PLACING CLASSIFIED ADS**  
• email: classifieds@presenterprise.com  
• phone: 570-784-2121  
• online: www.pressenterprise.com  
Call Mon-Fri 9:00am-5:00pm  
Spin Deadline for Next Day Publication

**MONDAY MARKETPLACE ADS**  
IT'S FREE to advertise your merchandise that's \$100 or less!  
Must Submit Online: [www.pressenterpriseonline.com](http://www.pressenterpriseonline.com)  
(Deadline is Thursday 12 Noon for the following Monday)  
1. click CLASSIFIEDS 2. click PLACE AD 3. fill in your info  
Some restrictions apply. No phone or drop-off submissions accepted.

**DRIVE-THRU THURS**  
8:00am - 3:00pm  
Our Drop-Off Box at the Drive-Thru is available 24/7  
For the safety of the public and our employees our lobby will be closed and further notices. Thank you for your understanding in this matter.

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023CV401  
Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the [www.biz4assets.com/ColumbiaPAsheriffsales.com](http://www.biz4assets.com/ColumbiaPAsheriffsales.com)

WEDNESDAY, MARCH 18, 2026  
At 8:00 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 lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:  
BEGINNING at a point on the easterly side of an alley running from Third to Jackson Streets, between Mulberry and Vine Streets, said point being on the northerly line of lot now or late of Samuel Johnson; thence along said alley in a northerly direction a distance of forty-nine and one-half (49-1/2) feet to line of lot now or late of Samuel Johnson; thence along line of lot of said Charles Turner, an easterly direction, a distance of ninety (90) feet to line of lot of C. Clark Fuller, now or late, thence along said Fuller land in a westerly direction parallel with the lot corner hereat, a distance of forty-nine and one-half (49-1/2) feet to line of lot now or late of Samuel Johnson; thence along line of lot of said Samuel Johnson, in a westerly direction, a distance of ninety (90) feet to the alley, the place of beginning.

Parcel ID: 04804 08000  
Property Address: 342 High School Avenue, Berwick, PA 18803  
BEING the same premises which Leland G. Hilday, Sr., by deed dated October 5, 1976 and recorded October 25, 1976 at Book 278, Page 831 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, and to me directed, I will expose the following described property at public sale at the [www.biz4assets.com/ColumbiaPAsheriffsales.com](http://www.biz4assets.com/ColumbiaPAsheriffsales.com)

UPI / TAX PARCEL NUMBER: 04 B 04 08000  
Seized and taken into execution to be sold as the property of NANCY M. SPADE, SCOTT SPADE, NANCY M. SPADE, RIAN SPADE, TAMMY WINTERHALT in suit of NATIONAL STAR MORTGAGE, 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 time of sale). Minimum payment 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 any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff KML LAW GROUP, P.C. PHILADELPHIA, PA 19104-624798  
COLUMBIA COUNTY, PENNSYLVANIA

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV1401  
Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the [www.biz4assets.com/ColumbiaPAsheriffsales.com](http://www.biz4assets.com/ColumbiaPAsheriffsales.com)

WEDNESDAY, MARCH 18, 2026  
At 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Sugarloaf, Columbia County, Pennsylvania, bounded and described as follows, to-wit:  
BEGINNING at a stone corner located at the intersection of lands now or formerly of Mary M. Campbell and Stephen Hopkins, it being the northeast corner of the land herein conveyed; and THENCE running along the westerly line of lot now or formerly of said Stephen Hopkins in a southerly direction 450 feet to a stake corner set in the northerly line of land now or formerly of said Myers; THENCE running along the easterly line of land now or formerly of said Myers, in a southerly direction 484 feet to a stake corner set in the southerly line of land now or formerly of the aforesaid Harry M. Campbell; THENCE running along the southerly line of land now or formerly of said Myers, in a northerly direction 450 feet to a stake corner set in the southerly line of land now or formerly of the aforesaid Harry M. Campbell; THENCE running along the southerly line of land now or formerly of said Myers, in a northerly direction 491 feet to a stone corner, the place of beginning, CONTAINING approximately 5.03 acres of land, BEING KNOWN AS: 1332 C UPPER RAVEN CREEK ROAD A/K/A 1332 B UPPER RAVEN CREEK ROAD, BENTON, PA 17814 PROPERTY ID NUMBER: 32-1014-02-000

BEING THE SAME PREMISES WHICH CLARA L. GETZ, NOW CLARA L. BOWMAN, ADMINISTRATRIX OF THE ESTATE OF TIMOTHY GETZ, BY DEED DATED 6/17/1993 AND RECORDED 7/17/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 540 AT PAGE 463, GRANTED AND CONVEYED UNTO CLARA L. BOWMAN AND HOWARD W. BOWMAN, WIFE AND HUSBAND.

PROPERTY ADDRESS: 1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814  
UPI / TAX PARCEL NUMBER: 32-1014-02-000

Seized and taken into execution to be sold as the property of CLARA BOWMAN, HOWARDS BOWMAN, in suit of US BANK TRUST NATIONAL ASSOCIATION.

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at time of sale). Minimum payment to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff KML LAW GROUP, P.C. PHILADELPHIA, PA 19104-624798  
COLUMBIA COUNTY, PENNSYLVANIA

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023CV1042  
Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the [www.biz4assets.com/ColumbiaPAsheriffsales.com](http://www.biz4assets.com/ColumbiaPAsheriffsales.com)

WEDNESDAY, MARCH 18, 2026  
At 8:00 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.

Land situated in the Town of Bloomsburg in the County of Columbia in the State of PA  
ALL THAT CERTAIN piece, parcel or lot of land known as Lot No. 45, Block 'D' in Neef's Addition to the Town of Bloomsburg, as surveyed by Samuel Nayhard in July 1892, bounded and described as follows, to-wit:  
BEGINNING at a point at the intersection of the northerly boundary of East Fourth Street with the western boundary of Penn Street, thence westerly along the northern boundary of East Fourth Street Forty (40) feet to Lot No. 46 on said plan; thence Northwesterly along the Eastern Boundary of said Lot one hundred eighty-four (184) feet to an alley, thence easterly along the southern boundary of said alley Forty (40) feet to Penn Street, thence southwesterly along the western boundary of Penn Street one hundred eighty four (184) feet, more or less, to the place of beginning, (Building line restricted to twenty (20) feet from center line.) Upon which is erected a two and one-half story frame dwelling, with a two car garage, and a flower bed, more or less. Excepting the Northern Portion of land that was conveyed by Patricia V. Herry to Carl C. Lavan and Joan H. Lavan, his wife by Deed dated June 17, 1938 and recorded in the Office of the Recorder of Deeds in Columbia County on June 22, 1938 in Deed Book 411, at Page 198.

Parcel ID: 06033 08000  
Property Address: 349 E 4TH ST, Bloomsburg, PA 17815  
BEING the same premises which Carl C. Lavan and Joan H. Lavan, his wife, as tenants by the entirety, by Deed dated 06/17/1938 and recorded 06/22/1938, in the Office of the Recorder of Deeds in Columbia County on June 22, 1938 in Deed Book 411, Page 198, granted and conveyed unto Patricia V. Herry, in fee.  
AND the said Patricia V. Herry, deceased, departed this life on or about 12/23/2022, thereby vesting title of the mortgaged premises unto Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right hereof or Interest from or under Patricia V. Herry, Deceased, Deborah M. Herry in her capacity as heir to the Estate of Patricia V. Herry, Deceased  
Tax Parcel: 06033 08000  
Premises Being: 349 E 4TH ST, Bloomsburg, PA 17815

PROPERTY ADDRESS: 349 E 4TH STREET, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 0603308000

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

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff ROCK & SCOTT PLLC WINSTON SALEM, NC  
COLUMBIA COUNTY, PENNSYLVANIA

**INVITATION TO BID**  
Project Name: Contract Open Span Hanger  
Airport Name: Northumberland County Airport  
Airport Location: Paxton, Pennsylvania

The Northumberland County Airport Authority (the "Owner") is requesting Bids for furnishing all labor, materials, and equipment and performing all work for the above-named Project.

Sealed Bids will be received by the Owner at 1387 Airport Road, Paxton, PA 17860 no later than 1:00 PM local time on March 11, 2026. Bid submissions must include the Bidder's name and business address, project name, and location on the lower left corner of the sealed Bid envelope. Received Bids will be opened publicly in the terminal building and read aloud after the submission deadline.

Bidding Documents are open to the public for viewing at the Northumberland County Airport. Prospective Bidders may obtain information and Bidding Documents for the Project at: <http://bidders.deltainport.com>. Hardcopy and digital (PDF) copies are available for purchase.

Bids must be accompanied by a Bid Guarantee in the form of a Bid bond or certified check in the amount of not less than five (5%) percent of the total amount Bid. A Contract Performance Bond and a Contract Payment Bond each equal to 100 percent of the Contract price will be required for the successful Bidder.

No Bid may be withdrawn for a period of 60 calendar days after the date of receiving Bids, except that Bids for any Bidder who consents to extend the Bid Award date may, at the request of the Owner, be held for consideration for a longer period as may be agreed to, but in no event exceeding 180 calendar days.

A pre-bid conference has been scheduled for 10:00 AM local time, March 12, 2026, and will be held virtually. Meeting details have been included in the Bidding Documents.

This Project is anticipated to be funded in part by the Federal Aviation Administration (FAA). Accordingly, any Contract awarded under this Invitation for Bids will be subject to the applicable Federal Acquisition Regulation (FAR) rules and to the terms of the grant award, which include all requirements set out in the Bidding and Award Documents. Bidders are invited to review the Contract Documents which incorporate Federal Contract Provisions that include but are not limited to the Davis-Bacon Prevailing Wage, Cost-Plus Contract, Disadvantaged Business Enterprise Participation, Foreign Trade Restrictions, Davis-Bacon Requirements, Governmentwide Debarment and Suspension Disclosure, Disclosure of Lobbying, and Procurement of Recovered Materials.

In accordance with 49 CFR Part 26, a Disadvantaged Business Enterprise (DBE) Goal for this Project has been set at 0.00%.

The Owner, in accordance with the provisions of Title VII of the Civil Rights Act of 1964 (42 U.S.C. 2000e-2) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, all businesses will be afforded full and equal opportunity to submit bids in response to this invitation and no business will be discriminated against on the grounds of race, color, national origin, creed, sex, age, or disability in connection with an award.

This Project is subject to the Build America, Buy America Act (BABA). Bidders must certify that all construction materials are manufactured in the U.S.

The successful Bidder shall commence Work with adequate force and equipment on a date to be specified in a written order of the Owner and shall complete Work within the time prescribed in the Contract Documents.

The Owner reserves the right to reject any or all Bids, to waive informalities, and to reawards.

Check Out Our Online Classifieds at [www.pressenterpriseonline.com](http://www.pressenterpriseonline.com)

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025CV1119  
Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the [www.biz4assets.com/ColumbiaPAsheriffsales.com](http://www.biz4assets.com/ColumbiaPAsheriffsales.com)

WEDNESDAY, MARCH 18, 2026  
At 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:  
BEGINNING at a point on the Southerly side of White Birch Lane and in line of Lot No. 15, said point being three hundred forty (340) feet from the Westerly right-of-way of Edgar Avenue;  
THENCE along Lot No. 14, South 24 degrees 56 minutes East, 150 feet to the place of beginning;  
THENCE South 74 degrees 30 minutes West, 108.5 feet to an iron pin in line of Lot No. 16;  
THENCE along Lot No. 16, North 23 degrees 53 minutes West, 140 feet to a point on the Southerly side of White Birch Lane;  
THENCE along White Birch Lane, North 68 degrees 08 minutes East, 105 feet to a point, the place of beginning.

Parcel ID: 06033 08000  
Property Address: 2850 White Birch Lane, Bloomsburg, PA 17815  
BEING the same premises which GARY M. BITTENBENDER, THE ESTATE OF JANICE ROBERTA GROSS, A/K/A JANICE GROSS, A/K/A JANICE R. GROSS, A/K/A JANICE R. CAMPBELL GROSS A/K/A JANICE CAMPBELL GROSS, DECEASED BY DEED DATED 3/27/2015 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS INSTRUMENT #201919542, GRANTED AND CONVEYED UNTO BENJAMIN RUBENDALL AND LISA RUBENDALL.

PROPERTY ADDRESS: 2850 WHITE BIRCH LANE, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 3104A0520000

Seized and taken into execution to be sold as the property of BENJAMIN M. RUBENDALL, LISA RUBENDALL, BENJAMIN J. LISA RUBENDALL in suit of PENNYMAC LOAN SERVICES, L.L.C.

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

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff KML LAW GROUP, P.C. PHILADELPHIA, PA 19104-624798  
COLUMBIA COUNTY, PENNSYLVANIA

**WANTED**  
Clean Copper \$4.80 to \$4.90  
Clean Brass \$2.40  
Cans .72  
Clean Alum. 60¢  
Stainless .32¢  
Tins, Spools  
Iron & Cars \$7.00  
Monday-Friday 9am-4pm  
Sat. 9am-12pm  
570-758-2578  
R. T. Berwick

**Public Notices**  
FREE For Free  
PUBLIC NOTICE  
NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Columbia County, Pennsylvania, seeking to change the name of J.A.S. to L.S.A. A hearing on the Petition will be held on April 22nd, 2026, at 1:30 o'clock p.m. in Courtroom No. 3 of the Columbia County Courthouse, Bloomsburg, Pennsylvania. At that time any persons interested may attend and show cause, if any, why the Petition should not be granted.

**Public Notices**  
ESTATE NOTICE  
Letters of Administration on the estate of Patricia V. Herry, deceased, have been granted to the undersigned, any person having a claim against the estate shall make their claim known to the personal representative or the attorney, and all persons indebted to the decedent shall make payment to the personal representative without delay.  
ESTATE OF: Perry L. Woolridge  
LATE OF: Bloomsburg, Columbia County  
DIED: July 6, 2025

**Public Notices**  
BANKRUPTCY  
Chapter 7 - 13  
Local Attorney - Service  
TAMBERLAW, L.P.C.  
570-762-6200  
tamberlaw.com

**Public Notices**  
FREE For Free  
FREE: Motorcycle for sale. 218 Balauxton Ave. St. Castwises out front. 570-395-2584

**Public Notices**  
Jobs  
Full time or Seasonal  
CLUB TRUCK DRIVERS  
Class A Home/ local nights  
schedules. Percentage pay based on experience. If interested call job at 570-380-4407

**Public Notices**  
FREE For Free  
FREE: Young Roosters, young, 6 mo old. Callwanna area. Contact Dave at 757-900-9865

**Public Notices**  
FOUND: Cat, small, long hair, black/white, friendly. Around Colley St, Benton. 792-235-8332

**Public Notices**  
FREE For Free  
FREE: Motorcycle for sale. 218 Balauxton Ave. St. Castwises out front. 570-395-2584

**Public Notices**  
Jobs  
Full time or Seasonal  
CLUB TRUCK DRIVERS  
Class A Home/ local nights  
schedules. Percentage pay based on experience. If interested call job at 570-380-4407

**AUCTION CALENDAR**  
PUBLIC AUCTION SAT. MAR. 28th @ 9:05AM  
217 Tripledeck Rd., Orangeville, PA 17859  
SERVICE - VANS - ELECTRICAL SUPPLIES - WIRE - TOOLS  
[www.auctionsonpa.com](http://www.auctionsonpa.com) #1857  
KNECHT AUCTIONS LLC 670-784-0111 APOY2251

**Public Notices**  
THURS. MAR. 12th @ 6:00PM  
SNACK FOOD 540PM  
1003 3rd St., Nesquehannock, PA 18635  
Antiques, Gold/Silver Coins, Vintage Jewelry, Gold Jewelry, Furniture, Tools, Fish/Fishing Items Decorations  
Price: [www.auctionsonpa.com](http://www.auctionsonpa.com) #62813  
Ron Berger Auctioneers AUSA13  
Call or text 610-673-1874

PO BOX 25144  
Lehigh Valley, PA 18002-5144

HERRITY PATRICIA V  
349 E 4TH ST

BLOOMSBURG, PA 17815-1873

Jurisdictions: TOWN OF BLOOMSBURG RECYCLING

**CERTIFICATION**

Date: 03/04/26  
MAP: 05E 03--369-00  
Property Description:  
349 E 4TH ST

Settlement: 03/31/26  
Total Due: 66.00

2022CV1042

Bill #	Year	Bill Type	Tax	Start	End	Discount		Base		Penalty		Payment/Adjustment	Final Due Date	Status
						Due Date	Amount	Due Date	Amount	Due After	Amount			
00000	2026	ESTIMATE	RECYCLING	01/01/26	12/31/26				66.00					66.00
01343	2025	ORIGINAL	recycling	01/01/25	12/31/25			07/15/25	66.00	07/15/25	78.00		12.00	Creditech*

This certification is good until 03/31/26.

\* Please contact Tax Claim or the Delinquent Collector for payoff figure.

We hereby certify the above information to be the true and correct status of the above listed property.

BERKHEIMER TAX INNOVATIONS  
PO BOX 25144  
Lehigh Valley, PA 18002-5144  
610-599-3143

Tax Certifications can be requested on our website at <https://customer.hab-inc.com/pub/MisrTax/GetBalance>

# Municipal Authority of the Town of Bloomsburg

1000 Market Street, Suite 9  
Bloomsburg, PA 17815  
Phone: 570.784.5422  
Fax: 570.204.3647

February 23, 2026

Timothy T. Chamberlain, Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

RE: DOCKET NO. 2022-CV-1042  
PATRICIA HERRITY (DECEASED)  
349 E. Fourth Street, Bloomsburg, PA 17815

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is rescheduled for Sheriff's Sale on March 18, 2026. The Authority holds a claim against this property for unpaid sewer in the amount of **\$1,602.03**.

If you have any questions, please contact me at 570-784-5422, 2 or [aseamans@bloomsburgma.org](mailto:aseamans@bloomsburgma.org).

Sincerely,

*Amy B. Seamans*

Amy B. Seamans  
Billing and Collections Director

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



ROCKET MORTGAGE, LLC (et al.)  
vs.  
PATRICIA V HERRITY (et al.)

Case Number  
2022CV1042

## SHERIFF'S RETURN OF SERVICE

02/10/2026 02:45 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 349 E 4TH STREET, BLOOMSBURG, PA 17815.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 11, 2026

### NOTARY

Affirmed and subscribed to before me this

11TH day of FEBRUARY, 2026

Attorney: BROCK & SCOTT PLLC, NEW ENGLAND RECORDING, 4550 COUNTRY CLUB ROAD, WINSTON SALEM, NC

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



ROCKET MORTGAGE, LLC (et al.)  
vs.  
HERRITY, PATRICIA V (et al.)

Case Number  
2022CV1042

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	04/07/2026
<b>Notes:</b>	SALE DATE & TIME: 03/18/2026 AT 9:00 AM SHERIFF'S SALE BILL		
<b>Warrant:</b>			

**Serve To:**

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	349 E 4TH STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	2/10/26	<b>Time:</b>	1443
<b>Deputy:</b>	3	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> BROCK & SCOTT PLLC	<b>Phone:</b>
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**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

POSTING

2022CV1042

349 E 4TH STREET, BLOOMSBURG, PA 17815

EXP: 04/07/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



ROCKET MORTGAGE, LLC (et al.)  
vs.  
PATRICIA V HERRITY (et al.)

Case Number  
2022CV1042

## SHERIFF'S RETURN OF SERVICE

01/14/2026 10:12 AM - I, DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: UNKNOWN HEIRS OF PATRICIA HERRITY (DECEASED), BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT SERVED" AT 349 E FOURTH STREET, BLOOMSBURG, PA 17815. UNABLE TO SERVE DUE TO THE HEIRS NOT LIVING AT THE ADDRESS.

  
JONATHAN BROADT, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 14, 2026

Commonwealth of Pennsylvania - Notary Seal  
Sarah Jane Klingaman - Notary Public  
Columbia County  
My Commission Expires March 23, 2026  
Commission Number 1075245

NOTARY

Affirmed and subscribed to before me this

14TH day of JANUARY, 2026



Attorney: BROCK & SCOTT PLLC, NEW ENGLAND RECORDING, 4550 COUNTRY CLUB ROAD, WINSTON SALEM, NC

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



ROCKET MORTGAGE, LLC (et al.)  
vs.  
HERRITY, PATRICIA V (et al.)

Case Number  
2022CV1042

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 2

**Manner:** Adult in Charge **Expires:** 04/07/2026 **Warrant:**

**Notes:** SALE DATE & TIME: 03/18/2026 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** UNKNOWN HEIRS OF PATRICIA HERRITY (

**Primary Address:** 349 E FOURTH STREET  
BLOOMSBURG, PA 17815

**Phone:** 570-389-9349 **DOB:** 06/17/1940

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted Other

**Adult In Charge:**

**Relation:**

**Date:** 1/14/26 **Time:** 10:13

**Deputy:** 8 **Mileage:**

**Attorney / Originator:**

**Name:** BROCK & SCOTT PLLC **Phone:**

**Service Attempts:**

<b>Date:</b>	1/12/26					
<b>Time:</b>	1132					
<b>Mileage:</b>						
<b>Deputy:</b>	11	2	3	4	5	6

**Service Attempt Notes:**

1. House is vacant / owner is deceased
- 2.
- 3.
- 4.
- 5.
- 6.

UNKNOWN HEIRS OF PATR

2022CV1042

349 E FOURTH STREET, BLOOMSBURG, PA 17815

EXP: 04/07/2026

# 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 01/13/2026

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

Ad ID: **401280**  
Description: **Herrity Sale - CV1042**  
Run Dates: **02/25/2026 - 03/11/2026**  
Class: **0002**  
Orig User: **sshotwel**  
Words: **808**  
Lines: **91**  
Agate Lines: **243**  
Depth: **10.11**  
Blind Box:

**Total Ad Cost \$1,727.15**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	02/25/2026	03/11/2026	3	1,727.15

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



ROCKET MORTGAGE, LLC (et al.)  
vs.  
HERRITY, PATRICIA V (et al.)

Case Number  
2022CV1042

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	2
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	04/07/2026
<b>Warrant:</b>			
<b>Notes:</b>	SALE DATE & TIME: 03/18/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	OCCUPANT		
<b>Primary Address:</b>	349 E FOURTH STREET BLOOMSBURG, PA 17815		
<b>Phone:</b>	570-389-9349	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	1/12/26	<b>Time:</b>	1127
<b>Deputy:</b>	7	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	BROCK & SCOTT PLLC	<b>Phone:</b>	
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

OCCUPANT

2022CV1042

349 E FOURTH STREET, BLOOMSBURG, PA 17815

EXP: 04/07/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



ROCKET MORTGAGE, LLC (et al.)  
vs.  
HERRITY, PATRICIA V (et al.)

Case Number  
2022CV1042

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	2
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	04/07/2026
<b>Notes:</b>	SALE DATE & TIME: 03/18/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

### Serve To:

<b>Name:</b>	BEVERLY DEITRICH		
<b>Primary Address:</b>	301 E Second Street, Town Hall Bloomsburg, PA 17816		
<b>Phone:</b>	570-784-1581	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

### Final Service:

<b>Served:</b>	<input checked="" type="checkbox"/> Personally · <input type="checkbox"/> Adult In Charge · <input type="checkbox"/> Posted · <input type="checkbox"/> Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>	Tax collector		
<b>Date:</b>	1/12/26	<b>Time:</b>	12/10
<b>Deputy:</b>	7	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> BROCK & SCOTT PLLC	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DEITRICH, BEVERLY  
2022CV1042  
01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA EXP: 04/07/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



ROCKET MORTGAGE, LLC (et al.)  
vs.  
HERRITY, PATRICIA V (et al.)

Case Number  
2022CV1042

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	2
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	04/07/2026
<b>Warrant:</b>			
<b>Notes:</b>	SALE DATE & TIME: 03/18/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

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

**Final Service:**

<b>Served:</b>	Personally <input checked="" type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other <input type="checkbox"/>		
<b>Adult In Charge:</b>	Julie Klinge		
<b>Relation:</b>	Secretary		
<b>Date:</b>	1/12/26	<b>Time:</b>	115a
<b>Deputy:</b>	7	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> BROCK & SCOTT PLLC	<b>Phone:</b>
---------------------------------	---------------

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2022CV1042 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 04/07/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



ROCKET MORTGAGE, LLC (et al.)  
vs.  
HERRITY, PATRICIA V (et al.)

Case Number  
2022CV1042

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	D		
Manner:	Adult in Charge	Expires:	04/07/2026	Warrant:	
Notes:	SALE DATE & TIME: 03/18/2026 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:	Kelsey Atbeck			
Relation:	Tax Assessor			
Date:	1/12/26	Time:	1152	
Deputy:	7	Mileage:		

### Attorney / Originator:

Name:	BROCK & SCOTT PLLC	Phone:	
-------	--------------------	--------	--

### Service Attempts:

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

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

COLUMBIA COUNTY TAX C

2022CV1042

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 04/07/2026

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

ROCKET MORTGAGE, LLC F/K/A QUICKEN  
LOANS, LLC F/K/A QUICKEN LOANS INC.  
Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER PATRICIA  
V. HERRITY, DECEASED ; DEBORAH M.  
HERRITY IN HER CAPACITY AS HEIR TO  
THE ESTATE OF PATRICIA V. HERRITY,  
DECEASED; KELLY A. PETROS IN HER  
CAPACITY AS HEIR TO THE ESTATE OF  
PATRICIA V. HERRITY, DECEASED  
Defendant(s)

Court of Common Pleas

Civil Division

Columbia County

No.: 2022-CV-1042

2026-ED-2

Commonwealth of Pennsylvania

County of COLUMBIA

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: **349 E 4TH ST, BLOOMSBURG, PA 17815**  
(see legal description attached)

Amount Due	\$155,011.50
Interest from <u>1/8/2026</u> at <u>\$25.48</u> per diem	\$
Costs to be added	\$

Stephanie Stroup  
Office of the Prothonotary of  
COLUMBIA County, Pennsylvania  
Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday of 2028

Seal of the Court

Melissa Traugh  
Deputy

Date: 1/8/2026

COURT OF COMMON PLEAS  
CIVIL DIVISION  
No.: 2022-CV-1042

COLUMBIA COUNTY


ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN  
LOANS INC.  
Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER  
PATRICIA V. HERRITY, DECEASED ; DEBORAH M. HERRITY IN HER  
CAPACITY AS HEIR TO THE ESTATE OF PATRICIA V. HERRITY,  
DECEASED; KELLY A. PETROS IN HER CAPACITY AS HEIR TO THE  
ESTATE OF PATRICIA V. HERRITY, DECEASED  
Defendant(s)

**WRIT OF EXECUTION**  
(Mortgage Foreclosure)

Costs	\$	_____
Prothy Paid	\$	_____
Writ, Ret. & Sat.	\$	_____
Total Cost	\$	_____

  
Brock & Scott, PLLC  
Carolyn Treglia, Esq. ID No.: 328659  
Attorney for Plaintiff

Address where papers may be served:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR

INTEREST FROM OR UNDER PATRICIA V.  
HERRITY, DECEASED  
349 EAST 4TH STREET  
Bloomsburg, PA 17815

DEBORAH M. HERRITY IN HER CAPACITY AS  
HEIR TO THE ESTATE OF PATRICIA V.  
HERRITY, DECEASED  
7563 KINDLER OVERLOOK DRIVE  
Laurel, MD 20723

KELLY A. PETROS IN HER CAPACITY AS HEIR  
TO THE ESTATE OF PATRICIA V. HERRITY,  
DECEASED  
905 SILVERBROOK COURT  
Broadview Heights, OH 44147

KELLY A. PETROS IN HER CAPACITY AS HEIR TO THE ESTATE OF PATRICIA  
V. HERRITY, DECEASED  
905 SILVERBROOK COURT  
BROADVIEW HEIGHTS, OH 44147

**THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU: ARE A DEBTOR IN AN ACTIVE BANKRUPTCY CASE; ARE UNDER THE PROTECTION OF A BANKRUPTCY STAY; OR, HAVE RECEIVED A DISCHARGE IN BANKRUPTCY AND YOU HAVE NOT REAFFIRMED THE DEBT, THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO COLLECT A DEBT FROM YOU PERSONALLY.**

Your house (real estate) at 349 E 4TH ST, BLOOMSBURG, PA 17815 is scheduled to be sold at the Sheriff's Sale on March 18<sup>th</sup> 2024 at 09:00 AM at a public on-line auction found at <https://www.bid4assets.com/columbiapasheriffsale>, to enforce the court judgment of \$155,011.50 obtained by Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**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 reasonable attorney's fees due. To find out how much you must pay, you may call: **(844) 856-6646**.

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.

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.)

**BROCK & SCOTT, PLLC**  
Carolyn Treglia, Esquire,  
Identification No. 328659  
2011 Renaissance Boulevard, Suite 100  
King of Prussia, PA 19406  
Telephone: (844) 856-6646  
Email: Carolyn.Treglia@brockandscott.com  
B&S File No.: 23-34178 FC01

**Attorney for Plaintiff**

**ROCKET MORTGAGE, LLC F/K/A  
QUICKEN LOANS, LLC F/K/A  
QUICKEN LOANS INC.**  
Plaintiff

**Court of Common Pleas**

**Civil Division**

**Columbia County**

v.

No.: 2022-CV-1042

**UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM  
OR UNDER PATRICIA V. HERRITY,  
DECEASED ; DEBORAH M. HERRITY  
IN HER CAPACITY AS HEIR TO THE  
ESTATE OF PATRICIA V. HERRITY,  
DECEASED; KELLY A. PETROS IN  
HER CAPACITY AS HEIR TO THE  
ESTATE OF PATRICIA V. HERRITY,  
DECEASED**  
Defendant(s)

2026-ED-2

FILED PROTH. COLUMBIA CO. P  
JAN 8 2026 11:53

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **349 E 4TH ST, BLOOMSBURG, PA 17815**.

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

Name

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

**DEBORAH M. HERRITY IN HER  
CAPACITY AS HEIR TO THE**

**7563 KINDLER OVERLOOK DRIVE,  
LAUREL, MD 20723**

**ESTATE OF PATRICIA V.  
HERRITY, DECEASED**

**KELLY A. PETROS IN HER  
CAPACITY AS HEIR TO THE  
ESTATE OF PATRICIA V.  
HERRITY, DECEASED**

**905 SILVERBROOK COURT,  
BROADVIEW HEIGHTS, OH 44147**

**UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER PATRICIA V.  
HERRITY, DECEASED**

**349 EAST 4TH STREET, BLOOMSBURG,  
PA 17815**

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

Name

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

✓ **UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER PATRICIA V.  
HERRITY, DECEASED**

**349 EAST 4TH STREET  
BLOOMSBURG, PA 17815**

**DEBORAH M. HERRITY IN HER  
CAPACITY AS HEIR TO THE  
ESTATE OF PATRICIA V.  
HERRITY, DECEASED**

**7563 KINDLER OVERLOOK DRIVE  
LAUREL, MD 20723**

**KELLY A. PETROS IN HER  
CAPACITY AS HEIR TO THE  
ESTATE OF PATRICIA V.  
HERRITY, DECEASED**

**905 SILVERBROOK COURT  
BROADVIEW HEIGHTS, OH 44147**

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

Name

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

**COMMONWEALTH OF  
PENNSYLVANIA DEPARTMENT  
OF HUMAN SERVICES**

**P.O. BOX 2675, HARRISBURG, PA 17105-  
2675**

X

**INTERNAL REVENUE SERVICE  
ADVISORY**

**1001 LIBERTY AVENUE  
ROOM 704, PITTSBURGH, PA 15222**

X

**U.S. DEPARTMENT OF JUSTICE,  
U.S. ATTORNEY FOR THE  
MIDDLE DISTRICT OF PA**

**SYLVIA H. RAMBO U.S. COURTHOUSE  
1501 N. 6TH STREET, BOX 202,  
HARRISBURG, PA 17102**

X

**COMMONWEALTH OF  
PENNSYLVANIA BUREAU OF  
INDIVIDUAL TAX  
INHERITANCE TAX DIVISION**

**6TH FLOOR, STRAWBERRY SQUARE  
DEPT. #280601, HARRISBURG, PA 17128**

X

**DEPARTMENT OF HUMAN  
SERVICES - BUREAU OF  
PROGRAM INTEGRITY**

**DIVISION OF THIRD PARTY LIABILITY  
- ESTATE RECOVERY PROGRAM  
PO BOX 8486, HARRISBURG, PA 17105**

X

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

Name

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

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

Name

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

**NONE**

**N/A**

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

Name

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

✓ **COLUMBIA COUNTY DOMESTIC  
RELATIONS**

**11 W. 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:

Name

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

**TENANT / OCCUPANT**

**349 E 4TH ST  
BLOOMSBURG, PA 17815**

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.A. § 4904 relating to unsworn falsification to authorities.

Date:

1/5/2026

BROCK & SCOTT, PLLC

  
\_\_\_\_\_  
Carolyn Treglia, Esq., Id. No. 328659

Attorney for Plaintiff

2011 Renaissance Boulevard, Suite 100

King of Prussia, PA 19406

Phone: (844) 856-6646

ROSEMARIE DIAMOND  
ADMITTED IN PENNSYLVANIA,  
NEW JERSEY

JAY JONES  
ADMITTED IN PENNSYLVANIA,  
NEW JERSEY



THOMAS E. BROCK  
ADMITTED IN NORTH CAROLINA

GREGORY A. SCOTT  
ADMITTED IN NORTH CAROLINA

2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406  
[ConsumerContact@brockandscott.com](mailto:ConsumerContact@brockandscott.com)  
(844) 856-6646 Consumer Hotline  
[www.brockandscott.com](http://www.brockandscott.com)

To the Sheriff of Columbia County

Attention: Real Estate Department

**Please be advised that we will have a third-party process server attempt OUT OF STATE of the Notice of**

**Sale on defendant(s):**

KELLY A. PETROS IN HER CAPACITY AS HEIR TO THE ESTATE OF PATRICIA V. HERRITY,  
DECEASED at 905 Silverbrook Court, Broadview Heights, OH 44147. We will be filing the Affidavits of Service with the  
Prothonotary and will provide copies to your office for record.

**Please be advised that we will attempt service of the Notice of Sale via First Class Mail per Motion for**

**Special Service on defendant(s):**

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA V. HERRITY, DECEASED at 349 E. 4<sup>th</sup>  
Street, Bloomsburg, PA 17815

DEBORAH M. HERRITY IN HER CAPACITY AS HEIR TO THE ESTATE OF PATRICIA V. HERRITY,  
DECEASED at 7563 Kindler Overlook Drive, Laurel, MD 20723 We will be filing the Affidavits of Service with the  
Prothonotary and will provide copies to your office for record.

Please **post the Handbill** of Sale on the property, 349 E 4TH ST, Bloomsburg, PA 17815

We remain available should you wish to discuss this matter further. Thank You

Judgment and Writ Department  
BROCK & SCOTT, PLLC  
2011 Renaissance Boulevard, Suite 100  
King of Prussia, PA 19406  
Phone: (844) 856-6646  
File No.: 23-34178 FC01

Herrity

REAL ESTATE OUTLINE

ED # 2ED2026

DATE RECEIVED 1-9-2026  
DOCKET AND INDEX 2022 CV 1042

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 \$ <del>1,350.00</del> OR <u>2,000.00</u>	<u>X</u>	CK# <u>29117</u>

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

SALE DATE March 18<sup>th</sup> TIME 9:00 AM  
 POSTING DATE \_\_\_\_\_  
 ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>2-25</u>
2 <sup>ND</sup> WEEK	<u>3-4</u>
3 <sup>RD</sup> WEEK	<u>3-11</u>

## LEGAL DESCRIPTION

Tax Id Number(s): 05E03 36900

Land situated in the Town of Bloomsburg in the County of Columbia in the State of PA

ALL THAT CERTAIN piece, parcel or lot of land known as Lot No. 45, Block "D" in Neal's Addition to the Town of Bloomsburg, as surveyed by Samuel Neyhard in July 1892, bounded and described as follows, to-wit:

BEGINNING at a point at the intersection of the northerly boundary of East Fourth Street with the western boundary of Penn Street; thence westwardly along the northern boundary of East Fourth Street Forty (40) feet to Lot No. 46 on said plan; thence Northwardly along the Eastern Boundary of said Lot one hundred eighty-four (184) feet to an alley; thence eastwardly along the southern boundary of said alley forty (40) feet to Penn Street; thence southwardly along the western boundary of Penn Street one hundred eighty four (184) feet, more or less, to the place of beginning. (Building line restricted to twenty (20) feet from center line.) Upon which is erected a two and one-half story frame dwelling house, barn, garage, and other outbuildings.

Excepting the Northern Portion of land that was conveyed by Patricia V. Herrity to Carl C. Levan and Jean H. Levan, his wife by Deed dated June 17, 1988 and recorded in the Office of the Recorder of Deeds of Columbia County on June 22, 1988 in Deed Book 411, at Page 199.

PROPERTY ADDRESS: 349 E 4TH Street, Bloomsburg, PA 17815

Being the same premises which Carl C. Levan and Jean H. Levan, his wife, as tenants by the entireties, by Deed dated 06/17/1988 and recorded 06/22/1988, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 411, Page 199, granted and conveyed unto Patricia V. Herrity, in fee.

AND the said Patricia V. Herrity has departed this life on or about 12/23/2022, thereby vesting title of the mortgaged premises unto Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Patricia V. Herrity, Deceased, Deborah M. Herrity in her capacity as heir to the Estate of Patricia V. Herrity, Deceased

Tax Parcel: 05E03 36900

Premises Being: 349 E 4TH ST, Bloomsburg, PA 17815

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2022CV1042

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](http://www.bid4assets.com/ColumbiaPASheriffSales).

**WEDNESDAY, MARCH 18, 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.

---

Land situated in the Town of Bloomsburg in the County of Columbia in the State of PA

ALL THAT CERTAIN piece, parcel or lot of land known as Lot No. 45, Block "D" in Neal's Addition to the Town of Bloomsburg, as surveyed by Samuel Neyhard in July 1892, bounded and described as follows, to-wit:

BEGINNING at a point at the intersection of the northerly boundary of East Fourth Street with the western boundary of Penn Street; thence westwardly along the northern boundary of East Fourth Street Forty (40) feet to Lot No. 46 on said plan; thence Northwardly along the Eastern Boundary of said Lot one hundred eighty-four (184) feet to an alley; thence eastwardly along the southern boundary of said alley forty (40) feet to Penn Street; thence southwardly along the western boundary of Penn Street one hundred eighty four (184) feet, more or less, to the place of beginning. (Building line restricted to twenty (20) feet from center line.) Upon which is erected a two and one-half story frame dwelling house, barn, garage, and other outbuildings.

Excepting the Northern Portion of land that was conveyed by Patricia V. Herrity to Carl C. Levan and Jean H. Levan, his wife by Deed dated June 17, 1988 and recorded in the Office of the Recorder of Deeds of Columbia County on June 22, 1988 in Deed Book 411, at Page 199.

PROPERTY ADDRESS: 349 E 4TH street, Bloomsburg, PA 17815

Being the same premises which Carl C. Levan and Jean H. Levan, his wife, as tenants by the entireties, by Deed dated 06/17/1988 and recorded 06/22/1988, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 411, Page 199, granted and conveyed unto Patricia V. Herrity, in fee.

AND the said Patricia V. Herrity has departed this life on or about 12/23/2022, thereby vesting title of the mortgaged premises unto Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Patricia V. Herrity,

Deceased, Deborah M. Herrity in her capacity as heir to the Estate of Patricia V. Herrity, Deceased

Tax Parcel: 05E03 36900

Premises Being: 349 E 4TH ST, Bloomsburg, PA 17815

PROPERTY ADDRESS: 349 E 4TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E0336900

**Seized and taken into execution to be sold as the property of PATRICIA V HERRITY, UNKNOWN HEIRS OF PATRICIA HERRITY (DECEASED), KELLY A PETROS, DEBORAH M HERRITY in suit of ROCKET MORTGAGE, 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.

ROSEMARIE DIAMOND  
ADMITTED IN PENNSYLVANIA,  
NEW JERSEY

JAY JONES  
ADMITTED IN PENNSYLVANIA,  
NEW JERSEY



THOMAS E. BROCK  
ADMITTED IN NORTH  
CAROLINA

GREGORY A. SCOTT  
ADMITTED IN NORTH  
CAROLINA

2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406  
[ConsumerContact@brockandscott.com](mailto:ConsumerContact@brockandscott.com)  
(844) 856-6646 Consumer Hotline  
[www.brockandscott.com](http://www.brockandscott.com)

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

Attn: Real Estate Department

*Re: 349 E 4TH ST, Bloomsburg, PA 17815  
Our File: 23-34178 FC01*

Dear Sir/Madam:

Kindly list this property for the \_\_\_\_\_ Sheriff's Sale. All the necessary documents to list this property for sale are enclosed, together with our check for the fees and costs to list for sale.

Thank you for your assistance. If there are any questions concerning the above matter, please contact our office immediately.

Respectfully,

Judgment/Writ Team  
Brock & Scott, PLLC

Enclosures

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2022-CV-1042**

**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN  
LOANS INC.**

v.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER  
PATRICIA V. HERRITY, DECEASED ; DEBORAH M. HERRITY IN HER CAPACITY  
AS HEIR TO THE ESTATE OF PATRICIA V. HERRITY, DECEASED; KELLY A.  
PETROS IN HER CAPACITY AS HEIR TO THE ESTATE OF PATRICIA V.  
HERRITY, DECEASED**

owner(s) of property situate in the **TOWN OF BLOOMSBURG, COLUMBIA** County,  
Pennsylvania, being

**349 E 4TH ST, BLOOMSBURG, PA 17815**

**Tax ID No. 05E03 36900**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$155,011.50**

**Attorneys for Plaintiff**

**Brock & Scott, PLLC**

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

BROCK & SCOTT, PLLC

Date:

1/5/2026

By:

  
Carolyn Treglia, Esquire, Id. No. 328659  
Attorney for Plaintiff

**BROCK & SCOTT, PLLC**  
Carolyn Treglia, Esquire,  
Identification No. 328659  
2011 Renaissance Boulevard, Suite 100  
King of Prussia, PA 19406  
Telephone: (844) 856-6646  
Email: Carolyn.Treglia@brockandscott.com  
B&S File No.: 23-34178 FC01

**Attorney for Plaintiff**

**ROCKET MORTGAGE, LLC F/K/A QUICKEN  
LOANS, LLC F/K/A QUICKEN LOANS INC.**  
Plaintiff

**Court of Common Pleas**

**Civil Division**

v.

**Columbia County**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER PATRICIA  
V. HERRITY, DECEASED ; DEBORAH M.  
HERRITY IN HER CAPACITY AS HEIR TO  
THE ESTATE OF PATRICIA V. HERRITY,  
DECEASED; KELLY A. PETROS IN HER  
CAPACITY AS HEIR TO THE ESTATE OF  
PATRICIA V. HERRITY, DECEASED**  
Defendant(s)

**No.: 2022-CV-1042**

2026-ED-2

FILED PROTH. COL. MDTA CO. PA  
JAN 8 2026 11:53

**AFFIDAVIT OF NON-MILITARY SERVICE**

The undersigned hereby verifies that I am an attorney of the law firm of Brock & Scott, PLLC, attorneys for the Plaintiff in the above-entitled action. My office performed a search through the Department of Defense and after review of the Department of Defense Manpower Database it has been ascertained:

(a) I am unable to determine whether or not the Defendant UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA V. HERRITY, DECEASED is presently in the Military or Naval Service of the United States, as my client does not have a social security number for this Defendant. Additionally, my office searched and performed a private investigation and is unable to ascertain the social security number for the defendant. Therefore, a military search cannot be conducted.


(b) I am unable to determine whether or not the Defendant UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA V. HERRITY, DECEASED is over 18 years of age. My office searched and performed a private investigation and is unable to ascertain an identity for the Defendant.

(c) I am unable to determine whether or not the Defendant UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA V. HERRITY, DECEASED resides at 349 E 4TH ST, Bloomsburg, PA 17815.

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

Date:

1/5/2026

  
\_\_\_\_\_  
Carolyn Treglia, Esq., Id. No. 328659  
Attorney for Plaintiff  
2011 Renaissance Boulevard, Suite 100  
King of Prussia, PA 19406

**BROCK & SCOTT, PLLC**  
Carolyn Treglia, Esquire,  
Identification No. 328659  
2011 Renaissance Boulevard, Suite 100  
King of Prussia, PA 19406  
Telephone: (844) 856-6646  
Email: Carolyn.Treglia@brockandscott.com  
B&S File No.: 23-34178 FC01

Attorney for Plaintiff

**ROCKET MORTGAGE, LLC F/K/A QUICKEN  
LOANS, LLC F/K/A QUICKEN LOANS INC.**  
Plaintiff

Court of Common Pleas

Civil Division

v.

Columbia County

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER PATRICIA  
V. HERRITY, DECEASED ; DEBORAH M.  
HERRITY IN HER CAPACITY AS HEIR TO  
THE ESTATE OF PATRICIA V. HERRITY,  
DECEASED; KELLY A. PETROS IN HER  
CAPACITY AS HEIR TO THE ESTATE OF  
PATRICIA V. HERRITY, DECEASED**  
Defendant(s)

No.: 2022-CV-1042

2026-ED-2

FILED PROTH. COL. COUNTY, PA  
JAN 8 2026 11:53

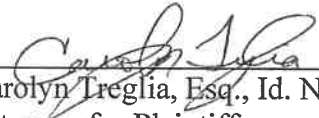
**AFFIDAVIT OF NON-MILITARY SERVICE**

The undersigned hereby verifies that I am an attorney of the law firm of Brock & Scott, PLLC, attorneys for the Plaintiff in the above-entitled action. My office performed a search through the Department of Defense and after review of the Department of Defense Manpower Database it has been ascertained:

- (a) that the Defendant DEBORAH M. HERRITY IN HER CAPACITY AS HEIR TO THE ESTATE OF PATRICIA V. HERRITY, DECEASED is not in the Military or Naval Service of the United States.
- (b) that Defendant DEBORAH M. HERRITY IN HER CAPACITY AS HEIR TO THE ESTATE OF PATRICIA V. HERRITY, DECEASED is over 18 years of age and resides at 7563 KINDLER OVERLOOK DRIVE, Laurel, MD 20723.

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

Date: 1/8/26

  
\_\_\_\_\_  
Carolyn Treglia, Esq., Id. No. 328659  
Attorney for Plaintiff  
2011 Renaissance Boulevard, Suite 100  
King of Prussia, PA 19406  
Phone: (844) 856-6646

**BROCK & SCOTT, PLLC**  
Carolyn Treglia, Esquire,  
Identification No. 328659  
2011 Renaissance Boulevard, Suite 100  
King of Prussia, PA 19406  
Telephone: (844) 856-6646  
Email: Carolyn.Treglia@brockandscott.com  
B&S File No.: 23-34178 FC01

Attorney for Plaintiff

**ROCKET MORTGAGE, LLC F/K/A QUICKEN  
LOANS, LLC F/K/A QUICKEN LOANS INC.**  
Plaintiff

Court of Common Pleas

Civil Division

v.

Columbia County

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER PATRICIA  
V. HERRITY, DECEASED ; DEBORAH M.  
HERRITY IN HER CAPACITY AS HEIR TO  
THE ESTATE OF PATRICIA V. HERRITY,  
DECEASED; KELLY A. PETROS IN HER  
CAPACITY AS HEIR TO THE ESTATE OF  
PATRICIA V. HERRITY, DECEASED**  
Defendant(s)

No.: 2022-CV-1042

2026-ED-2

FILED IN PROTON, COLUMBIA CO., PA  
JAN 8 2026 PM 12:00

**CERTIFICATION OF SERVICE**

I Carolyn Treglia, Attorney for the Plaintiff, hereby certify that I have served by first class mail, postage prepaid, true and correct copies of the attached papers upon the following person(s) or their attorney of record:


UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA V. HERRITY,  
DECEASED  
349 EAST 4TH STREET  
Bloomsburg, PA 17815

DEBORAH M. HERRITY IN HER CAPACITY AS HEIR TO THE ESTATE OF PATRICIA V.  
HERRITY, DECEASED  
7563 KINDLER OVERLOOK DRIVE  
Laurel, MD 20723

KELLY A. PETROS IN HER CAPACITY AS HEIR TO THE ESTATE OF PATRICIA V. HERRITY,  
DECEASED  
905 SILVERBROOK COURT  
Broadview Heights, OH 44147

Date:

1/5/2026

  
\_\_\_\_\_  
Carolyn Treglia, Esq., Id. No. 328659  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

ROCKET MORTGAGE, LLC F/K/A  
QUICKEN LOANS, LLC F/K/A  
QUICKEN LOANS INC.  
Plaintiff

CIVIL DIVISION

No.: 2022-CV-1042

v.

2026-EP-2

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM  
OR UNDER PATRICIA V. HERRITY,  
DECEASED ; DEBORAH M. HERRITY  
IN HER CAPACITY AS HEIR TO THE  
ESTATE OF PATRICIA V. HERRITY,  
DECEASED; KELLY A. PETROS IN  
HER CAPACITY AS HEIR TO THE  
ESTATE OF PATRICIA V. HERRITY,  
DECEASED  
Defendant(s)

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- the mortgage is an FHA Mortgage
- the premises is non-owner occupied
- the premises is vacant
- Act 91 procedures have been fulfilled
- Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

Date: 1/5/2026

BROCK & SCOTT, PLLC

  
Carolyn Treglia, Esq., Id. No. 328659

Attorney for Plaintiff

2011 Renaissance Boulevard, Suite 100


King of Prussia, PA 19406

Phone: (844) 856-6646


SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <b>X</b> <i>[Signature]</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
Article Addressed to: <b>Kelly A. Petros</b> <b>905 Silverbrook Court</b> <b>Broadview Heights, OH</b> <b>44147</b>	B. Received by (Printed Name) C. Date of Delivery <b>13 JAN 2026 PM 1 L</b>
Article Number (Transfer from service label) <b>9590 9402 9501 5069 5782 12</b>	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
<b>9589 0710 5270 0146 3914 10</b>	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
S Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <b>X</b> <i>[Signature]</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
Article Addressed to: <b>Small Business Administration</b> <b>660 American Ave #301</b> <b>King Of Prussia, PA 19406</b>	B. Received by (Printed Name) C. Date of Delivery <b>7-16</b>
Article Number (Transfer from service label) <b>9590 9402 9501 5069 5781 37</b>	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No
<b>9589 0710 5270 1589 7686 54</b>	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
S Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	


SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <b>X</b> <i>[Signature]</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
Article Addressed to: <b>Internal Revenue Service</b> <b>1001 Liberty Avenue</b> <b>Rm. 704</b> <b>Pittsburgh, PA 15222</b>	B. Received by (Printed Name) C. Date of Delivery <b>1-15-26</b>
Article Number (Transfer from service label) <b>9590 9402 9501 5069 5781 82</b>	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
<b>9589 0710 5270 1589 7686 09</b>	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
S Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>1/16/26</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>1. Article Addressed to:</p> <p>U.S. Treasury Department          600 Arch Street          Room 3259          Philadelphia, PA 19106</p>  <p>9590 9402 9501 5069 5781 51</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>
<p>9589 0710 5270 1589 7686 30</p>	<p>Domestic Return Receipt</p>

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>1/15/2026</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>1. Article Addressed to:</p> <p>U.S. Dept. of Justice          Middle District of PA          Sylvia H. Rambo U.S. Courthouse          1501 N. 6th St. Box 202          Harrisburg PA 17102</p>  <p>9590 9402 9501 5069 5781 75</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>
<p>9589 0710 5270 1589 7686 16</p>	<p>Domestic Return Receipt</p>

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature on file  <input checked="" type="checkbox"/> With USPS 1710 <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery <i>JAN 15 2026</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>1. Article Addressed to:</p> <p>Common of PA Bureau of Ind. Tax          Inheritance Tax Division          4th Fl Strawberry Sq.          Dept. 280601          Harrisburg PA 17128</p>  <p>9590 9402 9501 5069 5781 68</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>
<p>9589 0710 5270 1589 7686 23</p>	<p>Domestic Return Receipt</p>

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

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

A. Signature  
**X** *Emma Frank*  Agent  
 Addressee  
B. Received by (Printed Name) *Emma Frank* C. Date of Delivery *JAN 15 2026*  
D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

Article Addressed to:

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



9590 9402 9501 5069 5781 44

9589 0710 5270 1589 7686 47

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

A. Signature  
**X** *Benjamin Beaver*  Agent  
 Addressee  
B. Received by (Printed Name) *BEN BEAVER* C. Date of Delivery *JAN 15 2026*  
D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

Article Addressed to:

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



9590 9402 9501 5069 5781 20

Article Number (Transfer from service label)

9589 0710 5270 1589 7686 61

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

A. Signature  
**X** *Benjamin Beaver*  Agent  
 Addressee  
B. Received by (Printed Name) *BEN BEAVER* C. Date of Delivery *JAN 15 2026*  
D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

Article Addressed to:

Common of PA Dept of  
Human Services  
P.O. Box 2675  
Harrisburg PA 17105



9590 9402 9501 5069 5782 05

Article Number (Transfer from service label)

9589 0710 5270 0146 3914 34

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

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:  
 Deborah M. Herrity  
 7563 Kindler Overlook Dr.  
 Laurel, MD 20723



9590 9402 9501 5069 5781 99

2. Article Number (over 5000)

02-000-90053

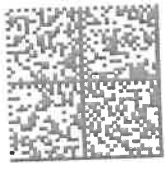
CERTIFIED MAIL



9589 0710 5270 0146 3914 10

US POSTAGE and PITNEY BOWES

ZIP 17815 \$010.44<sup>0</sup>  
 02 4W  
 0000379331 JAN 13 2026



A  INSUFFICIENT ADDRESS  
 C  ATTEMPTED NOT KNOWN  
 S  NO SUCH NUMBER/ STREET  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD

OTHER



UNCLAIMED

AFTER FIVE DAYS RETURN TO  
**TIMOTHY T. CHAMBERLAIN**  
 SHERIFF



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

NIXIE 41 DE 1 0001/28/26

RETURN TO SENDER  
 UNCLAIMED  
 UNABLE TO FORWARD


BC: 17815038080 \*0119-07003-13-42

02.01.11  
 61

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

**BROCK & SCOTT PLLC**

Pennsylvania Recording  
1315 WESTBROOK PLAZA DRIVE, SUITE 100  
WINSTON-SALEM, NC 27103

**TRUIST** 

**29117**

66-46531

PAY TO THE ORDER OF  
Two Thousand Dollars and 00/100  
Columbia County Sheriff

re: HERRITY, PATRICIA (Estate of)  
B&S file: 23-34178-FC01  
Sheriff Sale - Deposit

DATE

01/07/2026

AMOUNT


\$2,000.00

Void after 120 Days



  
AUTHORIZED SIGNATURE

⑈00029117⑈ ⑆0531004651⑆1000271576384⑈

Security Features Included  Details on back.

7