



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

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

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

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

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

February 12, 2026

VIA FACSIMILE(570-389-5625)

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

RE: U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION
TRUST v. SALLY A. BOGART
COLUMBIA County No: 2025-CV-0000811-MF
Sheriff Sale No.:
Our File No.: 25-310887 - Add

Dear Sir/Madam:

Please stay the Sheriff Sale scheduled for 04/22/2026, on behalf of the Plaintiff.

Sale is stayed for the following reason: Loan paid in full.

Should you have any questions or concerns, please contact our office via telephone or via email at
PASales@raslg.com.

Very Truly Yours,

Adam Digirolamo
Paralegal

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
SALLY BOGART

Case Number
2025CV811

PROPERTY ADDRESS

1609 SALEM STREET, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
02/02/2026	Advance Fee	Advance Fee	861908	\$0.00	\$2,000.00
02/02/2026	Advertising Sale (Newspaper)			\$15.00	\$0.00
02/02/2026	Advertising Sale Bills & Copies			\$17.50	\$0.00
02/02/2026	Crying Sale			\$10.00	\$0.00
02/02/2026	Docketing			\$15.00	\$0.00
02/02/2026	Levy			\$15.00	\$0.00
02/02/2026	Mailing Costs			\$30.00	\$0.00
02/02/2026	Posting Handbill			\$15.00	\$0.00
02/02/2026	Sheriff Automation Fund			\$50.00	\$0.00
02/02/2026	Web Posting			\$100.00	\$0.00
02/12/2026	Service			\$180.00	\$0.00
02/12/2026	Service Mileage			\$24.00	\$0.00
02/12/2026	Copies			\$6.00	\$0.00
02/12/2026	Notary Fee			\$10.00	\$0.00
02/12/2026	Tax Claim Search			\$15.00	\$0.00
02/12/2026	Surcharge			\$40.00	\$0.00
02/12/2026	Refund			\$1,457.50	\$0.00
				\$2,000.00	\$2,000.00
TOTAL BALANCE:				\$0.00	

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
BOGART, SALLY

Case Number
2025CV811

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	5		
Manner:	Adult in Charge	Expires:	04/29/2026	Warrant:	
Notes:	SALE DATE & TIME: 04/22/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS				

Serve To:

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

Final Service:

Served:	Personally	Adult In Charge	Posted	Other
Adult In Charge:	SVC files			
Relation:	SECRETARY			
Date:	2/12/26	Time:	4:47	
Deputy:	8	Mileage:		

Attorney / Originator:

Name:	RAS CITRON LLC	Phone:	
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Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2025CV811 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 04/29/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
BOGART, SALLY

Case Number
2025CV811

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	5
Manner:	Adult in Charge	Expires:	04/29/2026
Notes:	SALE DATE & TIME: 04/22/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

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

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Lorah Icarus		
Relation:	Clerk		
Date:	2/12/26	Time:	9:45
Deputy:	8	Mileage:	

Attorney / Originator:

Name:	RAS CITRON LLC	Phone:	
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Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2025CV811

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 04/29/2026

BERWICK BORO

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
TAX COLLECTOR
1615 LINCOLN AVENUE
BERWICK PA 18603

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

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2025

BILL NO.
2851

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	12.521	14.635	179.58	183.24	201.56
SINKING		1.5	18.40	18.78	20.66
LIGHT		1.25	15.34	15.65	16.43
FIRE		2.25	27.61	28.17	29.58
BORO RE		18.1	222.10	226.63	237.96

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT	463.03	472.47	506.19
	April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BOGART SALLY A
1609 SALEM STREET
BERWICK PA 18603

	CNTY	TWP	
Discount	2 %	2 %	463.03
Penalty	10 %	5 %	96.72
PARCEL: 04A-11 -043-00,000			7264
1609 SALEM ST			
.1498 acres			
	Land		2,610
	Buildings		9,911
Total Assessment			12,521

This tax returned to courthouse on: January 1, 2026

Carrie

FILE COPY

8/30/25

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

Bill Date: 7/1/2025

Bill #: 469

RETURN THIS COUPON IF PAYING IN FULL

Make Check Payable To: The Berwick Area School District

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

Telephone: 570-752-7442

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

Taxes are due and payment is requested from:

017882

04A11 04300000 469 C04
BOGART SALLY A
1609 SALEM ST
BERWICK PA 18603-1434

Parcel #: 04A11 04300000

Property Location and Description:
1609 SALEM ST
.150

Assessment:
L= 2,610
B= 9,911
T= 12,521

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	53.4100	668.75
HOMESTEAD EXCLUSION	(6,556.59)	(350.19)
FARMSTEAD EXCLUSION	NA	NA
AMOUNTS DUE		
If Paid By 8/31/2025	2% Discount Amount	312.19
If Paid By 10/31/2025	Face Amount	318.56
If Paid After 10/31/2025	10% Penalty Amount	350.42

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

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

Carrie C. Gingham
8/30/25

Homestead/Farmstead Applied

Tim
2025 taxes pd in full
Carrie

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

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY NO.: 2025-CV-0000811-MF
v.	
SALLY A. BOGART, Defendant	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SALLY A. BOGART
1609 SALEM STREET, BERWICK, PA 18603

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

Your house (real estate) at **1609 SALEM STREET BERWICK, PA 18603** is scheduled to be sold at the Sheriff's Sale on 4-22-26 at **9:00 AM**, to enforce the court judgment of **\$13,515.42**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at <https://www.bid4assets.com/ColumbiaPASheriffSales>. If the sale is postponed, the new date will be announced at the time of sale.

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

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and attorney's fees due. To find out how much you must pay, you may call: 855-225-6906.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
BOGART, SALLY

Case Number
2025CV811

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 5

Manner: Adult in Charge **Expires:** 04/29/2026 **Warrant:**

Notes: SALE DATE & TIME: 04/22/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SALLY BOGART

Primary Address: 1609 SALEM STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address: 611 BUTTERNUT ST
BERWICK, PA
18603

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Jason Potter

Relation: Nephew

Date: 2/10/26 **Time:** 11:42

Deputy: 8 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

Date:	2/3/26	2/4/26	2/4/26			
Time:	11:14	10:25	12:04			
Mileage:						
Deputy:	4	8 2	8 3	4	5	6

Service Attempt Notes:

1. L/C - NO ANSWER
2. House is vacant
3. Post office and J-NCT Show 611 Butternut St Berwick
- 4.
- 5.
- 6.

BOGART, SALLY

2025CV811

1609 SALEM STREET, BERWICK, PA 18603

EXP: 04/29/2026

Restricted Information

COARS no longer supports Dymo 400/450/450XL printer

Please note, Rernote Forwarding System (RFS) application no longer supports Dymo printer

COARS users must use ACE credentials to log in on OKTA page after clicking Login on COARS Home Page

Detail COA Information

Home Logout

Back New Search

Current COA Information (PAD)

Exclude COA

Move Type: FP Request: Added Effective Date: 12/19/2024 Orig Trans: 2435490000400030 Created On: 12/19/2024 Primary: BOGA609

Temporary Date: Mod Trans: 2435490000400030 Last Update: 12/20/2024 Identity Validation Status: Verified

Name: BOGART JAMES

Old Addr: 1609 SALEM ST, BERWICK PA 18603-1434-09

Old CRID: C003

New Addr: 611 BUTTERNUT ST, BERWICK PA 18603-3230-11

New CRID: C013

Label Print: 3982 Old Addr New Addr

COARS History Record 1

Move Type: FP Primary: BOGA609

Request: Added

Change Reason: ICOA Maint. Function: Added

Effective Date: 12/19/2024

Orig Trans : 2435490000400030

Created On: 12/19/2024 18:34 Last Update: 12/20/2024

Status: Active

Machine ID: 9000

Name: BOGART JAMES

Old CRID: C003

Old 1609 SALEM ST

Address: BERWICK PA 18603-1434-09

New CRID: C013

New 611 BUTTERNUT ST

Address: BERWICK PA 18603-3230-11

No Image Available

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
BOGART, SALLY

Case Number
2025CV811

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	5
Manner:	Adult in Charge	Expires:	04/29/2026
Warrant:			
Notes:	SALE DATE & TIME: 04/22/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	1609 SALEM STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge Posted Other
Adult In Charge:	
Relation:	
Date:	2/10/26
Time:	11:46
Deputy:	8
Mileage:	

Attorney / Originator:

Name: RAS CITRON LLC	Phone:
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Service Attempts:

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

Service Attempt Notes:

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

OCCUPANT
2025CV811
1609 SALEM STREET, BERWICK, PA 18603
EXP: 04/29/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
BOGART, SALLY

Case Number
2025CV811

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 5
Manner: Adult in Charge **Expires:** 04/29/2026 **Warrant:**
Notes: SALE DATE & TIME: 04/22/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

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

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: POECH
Relation:
Date: 2/3/26 **Time:** 1105A
Deputy: 4 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

GINGHER, CONNIE C.

2025CV811

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 04/29/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
BOGART, SALLY

Case Number
2025CV811

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	5
Manner:	Adult in Charge	Expires:	04/29/2026
Notes:	SALE DATE & TIME: 04/22/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	COLUMBIA COUNTY ADULT PROBATION
Primary Address:	35 WEST MAIN STREET 3RD FLOOR BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Don Coleman
Relation:	Chief
Date:	2/4/26
Time:	9:46
Deputy:	5
Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY ADULT PROBATION 2025CV811 5 WEST MAIN STREET, 3RD FLOOR, BLOOMSBURG, PA EXP: 04/29/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
BOGART, SALLY

Case Number
2025CV811

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	5
Manner:	Adult in Charge	Expires:	04/29/2026
Notes:	SALE DATE & TIME: 04/22/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	COLUMBIA COUNTY PROTHONOTARY
Primary Address:	PO BOX 380 BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Stephanie Straup		
Relation:	Prothonotary		
Date:	2/4/26	Time:	9:44
Deputy:	5	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY PROT

2025CV811

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 04/29/2026

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 02/03/2026

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

Ad ID: **411330**
Description: **Bogart Sale**
Run Dates: **04/01/2026 - 04/15/2026**
Class: **0002**
Orig User: **sshotwel**
Words: **664**
Lines: **81**
Agate Lines: **216**
Depth: **9.00**
Blind Box:

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

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	04/01/2026	04/15/2026	3	1,536.80

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 02/03/2026

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

Ad ID: **411330**
Description: **Bogart Sale**
Run Dates: **04/01/2026 - 04/15/2026**
Class: **0002**
Orig User: **sshotwel**
Words: **664**
Lines: **81**
Agate Lines: **216**
Depth: **9.00**
Blind Box:

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

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	04/01/2026	04/15/2026	3	1,536.80

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

U.S. BANK TRUST NATIONAL ASSOCIATION NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff

v.

SALLY A. BOGART,
Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

NO.: 2025-CV-0000811-MF

2026-ED-5

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

PREMISES: 1609 SALEM STREET, BERWICK, PA 18603
(SEE LEGAL DESCRIPTION ATTACHED)

Judgment Amount	\$13,515.42
Interest from 01/23/2026 to _____ (at \$2.22 per diem)	\$ _____ *
Total	\$ _____ *
Interest from _____ at \$2.22 per diem	\$ _____
(Costs to be added)	\$ _____
Writ Total	\$ _____

Prothonotary

By: Stephanie Thompson/RA
Clerk

Date: 1/29/2026

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday of 2028

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
BOGART, SALLY

Case Number
2025CV811

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	04/29/2026
Notes:	SALE DATE & TIME: 04/22/2026 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	1609 SALEM STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

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

Attorney / Originator:

Name: RAS CITRON LLC	Phone:
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Service Attempts:

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

Service Attempt Notes:

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

/POSTING)

2025CV811

1609 SALEM STREET, BERWICK, PA 18603

EXP: 04/29/2026

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE

(570) 389-5622

COURT HOUSE:

P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

24 HOUR PHONE

(570) 784-6300

PRESS ENTERPRISE

Lackawanna Avenue

Bloomsburg, PA 17815

Date: February 2nd 2026

Re: Sheriffs Sale Advertising Dates

U.S. BANK TRUST NATIONAL ASSOCIATION

VS.

SALLY A. BOGART

No. 811 of 2025 J.D. and No. 5 of 2026 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	April 1 st 2026
2 nd Week	April 8 th 2026
3 rd Week	April 15 th 2026

SALE DATE: **April 22nd 2026 @ 9:00 a.m**

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

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

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

Bogart

REAL ESTATE OUTLINE

ED # 2026 ED 5

DATE RECEIVED 1-29-26
DOCKET AND INDEX 2025 CV 811

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
COPY OF DESCRIPTION X
WHEREABOUTS OF LKA X
NON-MILITARY AFFIDAVIT X
NOTICES OF SHERIFF SALE X
WAIVER OF WATCHMAN X
AFFIDAVIT OF LIENS LIST X
CHECK FOR \$1,350.00 OR 2,000.⁰⁰ X CK# 861908

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

SALE DATE April 22 TIME 9:00 am
POSTING DATE
ADV. DATES FOR NEWSPAPER 1ST WEEK 4-1
2ND WEEK 4-8
3RD WEEK 4-15

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

NONE

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

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

✓ TENANTS/OCCUPANTS

1609 SALEM STREET, BERWICK, PA 18603

✓ COLUMBIA COUNTY TAX CLAIM BUREAU

11 W. MAIN STREET, MAIN STREET COUNTY ANNEX, BLOOMSBURG, PA 17815

✓ COLUMBIA COUNTY DOMESTIC RELATIONS SECTION

11 W. MAIN STREET, BLOOMSBURG, PA 17815

COLUMBIA COUNTY PROBATION DEPARTMENT

✓ 35 W. MAIN STREET, BLOOMSBURG, PA 17815

COLUMBIA COUNTY COURT OF COMMON PLEAS – CRIMINAL DIVISION

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

Proth } COLUMBIA COUNTY COURTHOUSE

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

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

NONE

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

By: Kevin E. Cordero

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

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

____ Danielle Coleman, Esquire PA ID No. 323583

Kevin E. Cordero, Esquire PA ID No. 329340

Attorney for Plaintiff

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

U.S. BANK TRUST NATIONAL ASSOCIATION NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff

v.

SALLY A. BOGART,
Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO.: 2025-CV-0000811-MF

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff in the above action, by its undersigned attorneys, **Robertson, Anschutz, Schneid, Crane & Partners, PLLC**, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **1609 SALEM STREET, BERWICK, PA 18603**.

1. Name and address of Owner or reputed Owner:

SALLY A. BOGART
1609 SALEM STREET, BERWICK, PA 18603

2. Name and address of Defendant in the judgment:

SALLY A. BOGART
1609 SALEM STREET, BERWICK, PA 18603

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

ONEMAIN FINANCIAL GROUP, LLC
C/O RAUSCH STURM LLP
44 BEARFOOT ROAD, SUITE 350, NORTHBOROUGH, MA 01532

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

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
3501 OLYMPUS BOULEVARD, 5TH FLOOR, SUITE 500, DALLAS, TX 75019

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida professional limited liability company

ATTORNEYS FOR PLAINTIFF

133 GAITHER DRIVE, SUITE F

MT. LAUREL, NJ 08054

855-225-6906

U.S. BANK TRUST NATIONAL ASSOCIATION NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff

v.

SALLY A. BOGART,

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

NO.: 2025-CV-0000811-MF

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SALLY A. BOGART

1609 SALEM STREET, BERWICK, PA 18603

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

Your house (real estate) at **1609 SALEM STREET BERWICK, PA 18603** is scheduled to be sold at the Sheriff's Sale on 4-22-26 at **9:00 AM**, to enforce the court judgment of **\$13,515.42**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at <https://www.bid4assets.com/ColumbiaPASheriffSales>. If the sale is postponed, the new date will be announced at the time of sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and attorney's fees due. To find out how much you must pay, you may call: 855-225-6906.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 855-225-6906.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 855-225-6906.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV811

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

WEDNESDAY, APRIL 22, 2026
AT 9:00 O'CLOCK A.M.

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

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

BEGINNING on the westerly side of Salem Street at the corner of Lot No. 193;

THENCE southerly along Salem Street 45 feet to corner of Lot No. 195;

THENCE westerly along said Lot 145 feet to a 15 foot alley;

THENCE northerly along said alley 45 feet to corner of Lot No. 193 aforesaid;

THENCE easterly along said lot 145 feet to Salem Street, the place of BEGINNING.

BEING Lot no 194 in Duval Dickson's Addition to Berwick, and improved with 2-story, frame dwelling house and out-building.

UNDER AND SUBJECT to all exceptions, restrictions, reservations, conditions and covenants as may be found in prior deeds forming the chain of title.

BEING the same premises which Richard E. Shultz and Wendy S. Shultz, his wife, by deed dated December 31, 1996 and recorded in Columbia County in Record Book 645, page 692 granted and conveyed unto Kevin K. John.

BEING KNOWN AS: 1609 SALEM STREET, BERWICK, PA 18603

PROPERTY ID: 04A11 04300000

TITLE TO SAID PREMISES IS VESTED IN SALLY A. BOGART BY DEED FROM KEVIN K. JOHN

ALSO KNOWN AS KEVIN KARL JOHN, BY HIS ATTORNEY-IN-FACT AMY J.F. JOHN JOINED BY AMY J.F. JOHN, HIS WIFE, DATED JUNE 24, 2003 RECORDED JUNE 26, 2003 AT INSTRUMENT NO. 200307901

PROPERTY ADDRESS: 1609 SALEM STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A 11 043 000 00

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

Attorney for the Plaintiff:
RAS CITRON LLC
MT. LAUREL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

COLUMBIA COUNTY
COURT OF COMMON PLEAS
NO. 2025-CV-0000811-MF

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

v.
SALLY A. BOGART

WRIT OF EXECUTION

2026-ED-5

JUDGMENT AMOUNT	\$ 13,515.42
Interest from 01/23/2026 to (day of sale) _____ (at \$2.22 per diem)	\$ _____ *
Total	\$ _____ *
Interest from (day after sale) _____ at \$2.22 per diem	\$ _____
Cost to be added	
Writ Total	\$ _____ \$ _____
COSTS PAID:	
PROTHONOTARY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHONOTARY	\$ _____

PREMISES TO BE SOLD: 1609 SALEM STREET, BERWICK, PA 18603

By: Kevin E. Cordero
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
____ M. Troy Freedman, Esquire PA ID No. 85165 E-mail tfreedman@raslg.com
____ Danielle R. Dreier, Esquire PA ID No. 335063 E-mail ddreier@raslg.com
____ Danielle Coleman, Esquire PA ID No. 323583 E-mail dcoleman@raslg.com
 Kevin E. Cordero, Esquire PA ID No. 329340 E-mail kcordero@raslg.com
ATTORNEY FOR PLAINTIFF
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

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

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY NO.: 2025-CV-0000811-MF
v.	
SALLY A. BOGART, Defendant	

AFFIDAVIT OF NON-MILITARY SERVICE

The undersigned attorney states based upon a search of the Department of Defense Manpower Data Center for the Defendant, that the Defendant, SALLY A. BOGART, who is over 18 years of age, is not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report is attached hereto.

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

Date: 1-28-2026

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



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

SSN: [REDACTED]
 Birth Date:
 Last Name: **BOGART**
 First Name: **SALLY**
 Middle Name:
 Status As Of: **Jan-28-2026**
 Certificate ID: **1C3F1X2F9L8ZDF9**

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

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

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

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

Case Number: 2025-CV-0000811-MF

Judgment Amount: \$13,515.42

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

Legal Description

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

**BEGINNING on the westerly side of Salem Street at the corner of Lot No. 193;
THENCE southerly along Salem Street 45 feet to corner of Lot No. 195;
THENCE westerly along said Lot 145 feet to a 15 foot alley;
THENCE northerly along said alley 45 feet to corner of Lot No. 193 aforesaid;
THENCE easterly along said lot 145 feet to Salem Street, the place of BEGINNING.**

BEING Lot no 194 in Duval Dickson’s Addition to Berwick, and improved with 2-story, frame dwelling house and out-building.

UNDER AND SUBJECT to all exceptions, restrictions, reservations, conditions and covenants as may be found in prior deeds forming the chain of title.

BEING the same premises which Richard E. Shultz and Wendy S. Shultz, his wife, by deed dated December 31, 1996 and recorded in Columbia County in Record Book 645, page 692 granted and conveyed unto Kevin K. John.

BEING KNOWN AS: 1609 SALEM STREET, BERWICK, PA 18603

PROPERTY ID: 04A11 04300000

TITLE TO SAID PREMISES IS VESTED IN SALLY A. BOGART BY DEED FROM KEVIN K. JOHN, ALSO KNOWN AS KEVIN KARL JOHN, BY HIS ATTORNEY-IN-FACT AMY J.F. JOHN, JOINED BY AMY J.F. JOHN, HIS WIFE, DATED JUNE 24, 2003 RECORDED JUNE 26, 2003 AT INSTRUMENT NO. 200307901



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

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

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

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

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

COLUMBIA COUNTY SHERIFF'S OFFICE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

Re: U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

v.

SALLY A. BOGART

Columbia County Docket No. 2025-CV-0000811-MF

Dear Sir or Madam:

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

INSTRUCTIONS FOR SERVICE:

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

Thank you for your assistance in this matter.

Sincerely,

Morgan Wolfson
Paralegal
mowolfson@raslg.com

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

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

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY NO.: 2025-CV-0000811-MF
v.	
SALLY A. BOGART, Defendant	

LAST KNOWN MAILING ADDRESS

The Defendant's last known address is as follows:

SALLY A. BOGART
1609 SALEM STREET
BERWICK, PA 18603

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

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

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

FILED PROTH. CO. CLERK OF COURT
 JAN 29 2026 PM 3:58

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff v. SALLY A. BOGART, Defendant	COURT OF COMMON PLEAS COLUMBIA COUNTY NO.: 2025-CV-0000811-MF <i>2026-ES-5</i>
--	---

PRAECIPE TO ISSUE WRIT OF EXECUTION

TO THE PROTHONOTARY

Issue Writ of Execution in the above matter:

Judgment Amount	\$13,515.42
Interest from 01/23/2026 to _____ (at \$2.22 per diem)	\$ _____ *
Total	\$ _____ *
Interest from _____ at \$2.22 per diem	\$ _____
(Costs to be added)	\$ _____
Writ Total	\$ _____

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

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

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

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY NO.: 2025-CV-0000811-MF
v.	
SALLY A. BOGART, Defendant	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SALLY A. BOGART
1609 SALEM STREET, BERWICK, PA 18603

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

Your house (real estate) at **1609 SALEM STREET BERWICK, PA 18603** is scheduled to be sold at the Sheriff's Sale on 4-22-26 at **9:00 AM**, to enforce the court judgment of **\$13,515.42**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at <https://www.bid4assets.com/ColumbiaPASheriffSales>. If the sale is postponed, the new date will be announced at the time of sale.

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

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and attorney's fees due. To find out how much you must pay, you may call: 855-225-6906.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida professional limited liability company

ATTORNEYS FOR PLAINTIFF

133 GAITHER DRIVE, SUITE F

MT. LAUREL, NJ 08054

855-225-6906

U.S. BANK TRUST NATIONAL ASSOCIATION NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff

v.

SALLY A. BOGART,

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

NO.: 2025-CV-0000811-MF

CERTIFICATION

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

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

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

By: Kevin E. Cordero

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

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

____ Danielle Coleman, Esquire PA ID No. 323583

Kevin E. Cordero, Esquire PA ID No. 329340

Attorney for Plaintiff

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

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY NO.: 2025-CV-0000811-MF
v.	
SALLY A. BOGART, Defendant	

CERTIFICATE OF COMPLIANCE

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

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

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

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY NO.: 2025-CV-0000811-MF
v.	
SALLY A. BOGART, Defendant	

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

Date: 1-28-2026

By: Kevin E. Cordero

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

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida professional limited liability company

ATTORNEYS FOR PLAINTIFF

133 GAITHER DRIVE, SUITE F

MT. LAUREL, NJ 08054

855-225-6906

U.S. BANK TRUST NATIONAL ASSOCIATION NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff

v.

SALLY A. BOGART,

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

NO.: 2025-CV-0000811-MF

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 1609 SALEM STREET, BERWICK, PA 18603

BEING PARCEL NUMBER: 04A11 04300000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Kevin E. Cordero

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

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

____ Danielle Coleman, Esquire PA ID No. 323583

Kevin E. Cordero, Esquire PA ID No. 329340

Attorney for Plaintiff



RAS-Citron, LLC

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

861908
63-8413/2670

Date 01/22/2026

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

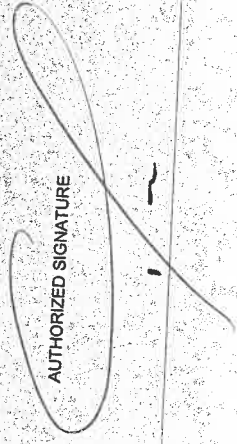
PAY TO THE ORDER OF Columbia County Sheriff's Office
35 West Main Street

Bloomsburg PA 17815

JPMorgan Chase Bank, N.A.
Miami, FL

Memo 25-310887**Sheriff Sale D/2025-CV-0000811-MF/LN#**15484/BOGART, SALLY

\$**2,000.00**

AUTHORIZED SIGNATURE


⑆861908⑆ ⑆267084131⑆ 260179707⑆

Security features. Details on back

