

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 264676	Invoice Date: 08/11/2023 3:53:05 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF OFFICCE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$50.50	202305908	BERWICK BORO
	Grantor - STRELECKI, SAMUEL		08/11/23 3:53:06 PM	
	Grantee - REO TRUST 2021-NR3			
	Consideration - \$2,575.04			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$19.00		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	<u>\$50.50</u>		
	PAYMENTS			
	CHECK: 9297 - SHERIFF OFFICCE	\$50.50		
	TOTAL PAYMENTS	<u>\$50.50</u>		
	AMOUNT DUE	\$50.50		
	PAYMENT ON INVOICE	(\$50.50)		
	BALANCE DUE ON INVOICE	\$0.00		

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

US BANK NATIONAL ASSOCIATION VS SAMUEL & LAURA STRELECKI

NO. 98-2022 ED

NO. 344-2022 JD

DATE/TIME OF SALE: FEBRUARY 22, 2023 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 2524,55

POUNDAGE - 2% OF BID \$ 50,49

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2575,04

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): David H. Walker

COUNSEL FOR PLAINTIFF

TOTAL DUE: \$ 2575,04

LESS DEPOSIT: \$ 2000,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 575,04

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
U.S. BANK NATIONAL ASSOC.

vs.

Defendant
SAMUEL STRELECKI
LAURA STRELECKI

Attorney for the Plaintiff:

ECKERT SEAMANS CHERIN & MELLOTT LLC
50 SOUTH 16TH STREET 22ND FLOOR
TWO LIBERTY PLACE
PHILADELPHIA, PA 19102

Sheriff's Sale Date: Wednesday, February 22, 2023

Writ of Execution No. : 2022CV344

Advance Sheriff Costs: \$2,000.00

Location of the real estate: 1703 WALNUT STREET, BERWICK, PA 18603

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		\$36.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,536.80
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$100.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Continued or Cancelled Sale	Postponed to: 2/22/2023	\$10.00
Service		\$195.00
Service Mileage		\$24.00
Distribution Form		\$25.00
Copies		\$6.50
Notary Fee		\$15.00
Tax Claim Search		\$5.00
Surcharge		\$60.00

Total Sheriff Costs \$2,320.80

Municipal Costs

Sewer \$132.00

Total Municipal Costs \$132.00

Distribution Costs

Recording Fees \$71.75

Total Distribution Costs \$71.75

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

Location of the real estate: 1703 WALNUT STREET, BERWICK, PA 18603

Grand Total:

\$2,524.55

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(c) CountySuite Sheriff, Teleosoft, Inc.



Two Liberty Place
50 South 16th Street, 22nd Floor
Philadelphia, PA 19102

TEL 215 851 8400
FAX 215 851 8383
www.eckertseamans.com

Richard J. Nalbandian, Esquire
rnalbandian@eckertseamans.com
(215) 851-8429

July 24, 2023

VIA Email: tchamberlain@columbiapa.org

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

Re: *U.S. Bank National Association, as Indenture Trustee et. al. v. Laura Strelecki and Samuel J. Strelecki*
Columbia County CCP, Docket No.: 2022 CV 344
Sheriff's Sale: February 22, 2023
Property Address: 1703 Walnut Street, Berwick, PA 18603
Our File No. 312276-00866

Dear Sheriff:

I represent Plaintiff in the above-captioned action. Please vest the above referenced deed to REO Trust 2021-NR3. Plaintiff's address is 3217 South Decker Lake Drive, Salt Lake City, UT 84119. Attached is a copy of the mortgage.

If you have any questions regarding the enclosed, please do not hesitate to contact me at (215) 851-8429.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Nalbandian".

Richard J. Nalbandian, Esquire

RJN/

Enclosures



Eckert Seamans Cherin & Mellott, LLC
U.S. Steel Tower
600 Grant Street, 44th Floor
Pittsburgh, PA 15219

TEL: 412 566 6000
FAX: 412 566 6100

Dorothy A. Davis
412.566.5953
ddavis@eckertseamans.com

July 21, 2023

Via FedEx Priority Overnight Delivery (Tracking No. 772812053876)

Columbia County Sheriff's Office
Attn: Sheriff Timothy T. Chamberlain
35 West Main Street
Bloomsburg, PA 17815

Re: 1703 Walnut Street, Berwick, PA 18603

Dear Sheriff Chamberlain,

Enclosed please find Eckert Seamans Cherin & Mellott, LLC check no. 613087 in the amount of \$575.04 as payment of the remainder due pursuant to the provided Real Estate Sale Request Ledger.

We would appreciate you providing final approval to the law firm of Hill Turowski James & Leman to prepare the Deed for this transaction per your office procedure to allow our firm to conclude this transaction.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

/s/ Dorothy A. Davis

Dorothy A. Davis

Enclosure

cc: Richard J. Nalbandian, Esq. (via email only w/encl.)

SHERIFF'S SALE COST SHEET

VS.

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>175.00</u>	
LEVY (PER PARCEL)	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>449.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1536.80</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1786.80</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$ _____	
SCHOOL DIST.	20	\$ _____	
DELINQUENT	20	\$ <u>5.00</u>	
TOTAL *****			\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER	20	\$ <u>132.00</u>	
WATER	20	\$ _____	
TOTAL *****			\$ <u>132.00</u>

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

TOTAL COSTS (OPENING BID) \$ 2514.55



Two Liberty Place
50 South 16th Street, 22nd Floor
Philadelphia, PA 19102

TEL 215 851 8400
FAX 215 851 8383
www.eckertseamans.com

Richard J. Nalbandian, Esquire
rnalbandian@eckertseamans.com
(215) 851-8429

January 20, 2023

VIA FAX (570)389-5625

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

Re: *U.S. Bank National Association, as Indenture Trustee et. al. v. Laura Strelecki and Samuel J. Strelecki*
Columbia County CCP, Docket No.: 2022 CV 344
Sheriff's Sale: February 22, 2023
Our File No. 312276-00866

Dear Sheriff:

I represent Plaintiff in the above-captioned action. I write to request that you **postpone** the January 25, 2023 Sheriff Sale to February 22, 2023 regarding the property at 1703 Walnut Street, Berwick, PA 18603. We are still working on serving the Defendants.

If you have any questions regarding the enclosed, please do not hesitate to contact me at (215) 851-8429.

Sincerely,

Richard J. Nalbandian, Esquire

RJN/

Enclosures

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022CV294

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 Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 25, 2023
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 PIECE OR PARCEL OF LAND SITUATED IN THE BOROUGH OF BERWICK (FORMERLY BRIAR CREEK TOWNSHIP) COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT CORNER LOT NO. 28 ON WALNUT STREET; THENCE EASTERLY A DISTANCE OF 49-1/2 FEET TO CORNER OF WALNUT AND DUVAL STREETS; THENCE SOUTHERLY ALONG DUVAL STREET A DISTANCE OF 150 FEET TO A FIFTEEN FOOT ALLEY; THENCE WESTERLY ALONG SAID ALLEY A DISTANCE OF 49-1/2 FEET TO CORNER OF LOT NO. 28; THENCE NORTHERLY A DISTANCE OF 150 FEET TO THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER AND CONVEY LOT NO. 29 IN DUVAL DICKSON'S SECOND PLOT OF LOTS AS MARKED AND SHOWN ON PLOT OR PLAN.

BEING THE SAME PROPERTY CONVEYED TO LAURA STRELECKI AND SAMUEL STRELECKI, HER HUSBAND BY DEED FROM RICHARD T. LOCKARD, JR. AND ELENA LOCKARD, HIS WIFE RECORDED 09/14/2006 IN DOCUMENT 200609867, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

For information purposes only — property also known as: 1703 Walnut Street, Berwick, PA 18603
Parcel Number 04A02 17600

PROPERTY ADDRESS: 1703 WALNUT STREET, BERWICK, PA 18603
URI / TAX PARCEL NUMBER 04A 02 176 00

Seized and taken into execution to be sold as the property of SAMUEL STRELECKI, LAURA STRELECKI in suit of U.S. BANK NATIONAL ASSOC.

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: ECKERT SEAMANS O'HERIN & MELLOTT LLC
PHILADELPHIA, PA 1-215-626-6346

TIMOTHY T. CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

Ad Text: Strelecki Sale
Date(s) Published: 1/4/2023, 1/11/2023, 1/18/2023

Sarah Kile
Sworn and subscribed to before me
this 19 day of January 2023.
Shawn H. Stair
(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Shawn H. Stair, Notary Public
Columbia County
My commission expires August 12, 2025
Commission number 1404114
Member, Pennsylvania Association of Notaries

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

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



Eckert Seamans Cherin & Mellott, LLC
Two Liberty Place
50 South 16th Street, 22nd Floor
Philadelphia, PA 19102

TEL 215 851 8400
FAX 215 851 8383
www.eckertseamans.com

Richard J. Nalbandian, Esquire
215.851.8429
rnalbandian@eckertseamans.com

January 4, 2023

VIA FEDEX

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

Re: U.S. Bank, et al. v. Samuel Strolecki, et al.
Columbia County CCP, Docket No.: 2022-CV-344
Our File No.: 312276-00866

Property: 1703 Walnut Street, Berwick, PA 18603
Sheriff's Sale: Wednesday, January 25, 2023

Dear Sir/Madam:

Please postpone the Sheriff sale scheduled for **Wednesday, January 25, 2023** to **February 22, 2023** due to the Defendants filing bankruptcy.

Thank you for your cooperation in this regard. Please let me know if you require anything further from me at this time.

Very truly yours,

A handwritten signature in blue ink, appearing to read "R. Nalbandian".

Richard J. Nalbandian, Esquire

RJN/tk

cc: Dorothy A. Davis, Esquire (*via Electronic mail*)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Chief Deputy Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC.
vs.
SAMUEL STRELECKI (et al.)

Case Number
2022CV344

SHERIFF'S RETURN OF SERVICE

12/14/2022 SHERIFF TIMOTHY T. CHAMBERLAIN, 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 1703 WALNUT STREET, BERWICK, PA 18603.

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 04, 2023

NOTARY

Affirmed and subscribed to before me this

4TH day of JANUARY, 2023

HECKERT SEAMANS CHERIN & MELLOTT, LLC, 50 SOUTH 16TH STREET 22ND FLOOR, TWO LIBERTY PLACE, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Teleosoft, Inc.

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 12/20/22

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone: **(570) 389-5622**

Ad ID: 1255680
Description: **Strelecki Sale**
Run Dates: **01/04/23 to 01/18/23**
Class: **2**
Agate Lines: **216**
Blind Box:

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

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/04/23	01/18/23	3	\$1,536.80

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022CV344

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 Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 25, 2023
9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE BOROUGH OF BERWICK (FORMERLY BRIAR CREEK TOWNSHIP), COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT CORNER LOT NO. 28 ON WALNUT STREET; THENCE EASTERLY A DISTANCE OF 49-1/2 FEET TO CORNER OF WALNUT AND DUVAL STREETS; THENCE SOUTHERLY ALONG DUVAL STREET A DISTANCE OF 150 FEET TO A FIFTEEN FOOT ALLEY; THENCE WESTERLY ALONG SAID ALLEY A DISTANCE OF 49-1/2 FEET TO CORNER OF LOT NO. 28; THENCE NORTHERLY A DISTANCE OF 150 FEET TO THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER AND CONVEY LOT NO. 29 IN DUVAL DICKSON'S SECOND PLOT OF LOTS AS MARKED AND SHOWN ON PLOT OR PLAN.

BEING THE SAME PROPERTY CONVEYED TO LAURA STRELECKI AND SAMUEL STRELECKI, HER HUSBAND BY DEED FROM RICHARD T. LOCKARD, JR. AND ELENA LOCKARD, HIS WIFE RECORDED 09/14/2005 IN DOCUMENT 200509867, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

For information purposes only — property also known as: 1703 Walnut Street, Berwick, PA 18603
Parcel Number 04A02 17600

PROPERTY ADDRESS: 1703 WALNUT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A 02 176 00

Seized and taken into execution to be sold as the property of SAMUEL STRELECKI, LAURA STRELECKI in suit of U.S. BANK NATIONAL ASSOC.

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:
ECKERT SEAMANS CHERIN
& MELLOTT LLC
PHILADELPHIA, PA 1-215-825-6345

TIMOTHY T. CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania



November 16, 2022

Timothy T. Chamberlain
Sheriff of Columbia County
Court House-P.O. BOX 380
Bloomsburg, Pa 17815

**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE
FOR THE HOLDERS OF THE CIM TRUST 2021-NR3, MORTGAGE-
BACKED NOTES, SERIES 2021-NR3**

VS.

**LAURA STRELECKI
SAMUEL J. STRELECKI**

NO: 2022-CV-344

Dear Timothy:

The amount due on the sewer account #121791 for the property located at 1703 Walnut Street, Berwick, Pa through March 31, 2023, is **\$132.00**.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Morris", is written over a horizontal line.

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

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, 2022
PHONE: 570-752-7442

FOR: COLUMBIA County		DATE 03/01/2022		BILL NO. 6220	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	22,937	12.135	272.77	278.34	306.17
SINKING		1	22.48	22.94	25.23
FIRE		1.25	28.10	28.67	30.10
LIGHT		1.25	28.10	28.67	30.10
BORO RE		18.1	406.86	415.16	435.92
The discount & penalty have been calculated for your convenience			758.31	773.78	827.52
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

STRELECKI LAURA & SAMUEL J
 1703 WALNUT STREET
 BERWICK PA 18603

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

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04A-02 -176-00,000	
1703 WALNUT ST	
.1722 Acres	Land 3,000
	Buildings 19,937
Total Assessment	22,937

This tax returned to courthouse on:
January 1, 2023

FILE COPY

Bill Date: 7/1/2022 Bill #: 3862
Make Check Payable To: The Berwick Area School District
 The Berwick Area School District
 Connie C. Gingher, Tax Collector
 1615 Lincoln Avenue
 Berwick, PA 18603
 Telephone: 570-752-7442

COUPON MUST BE RETURNED WITH PAYMENT

Parcel #: 04A02 17600000
Property Location and Description:
 1703 WALNUT ST
 .172

Assessment:
 L= 3,000
 B= 19,937
 T= 22,937

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	48.910	1,121.85
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
AMOUNTS DUE		
If Paid By 8/31/2022	2% Discount Amount	→ 1,099.41
If Paid By 10/31/2022	Face Amount	→ 1,121.85
If Paid After 10/31/2022	10% Penalty Amount	→ 1,234.04

2022-2023 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough
 Taxes are due and payment is requested from:

013278
 04A02 17600000 3862 C04
STRELECKI LAURA & SAMUEL J
 1703 WALNUT ST
 BERWICK, PA 18603-1440

Last Day to Pay: 12/31/2022
 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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC.
vs.
SAMUEL STRELECKI (et al.)

Case Number
2022CV344

SHERIFF'S RETURN OF SERVICE

10/21/2022 01:19 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE SAMANTHA READER DAUGHTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR SAMUEL STRELECKI AT 1703 WALNUT STREET, BERWICK, PA 18603.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

October 25, 2022



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

25TH day of OCTOBER, 2022



HECKERT SEAMANS CHERIN & MELLOTT LLC, 50 SOUTH 16TH STREET 22ND FLOOR, TWO LIBERTY PLACE, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC.
vs.
SAMUEL STRELECKI (et al.)

Case Number
2022CV344

SHERIFF'S RETURN OF SERVICE

10/21/2022 01:19 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE SAMANTHA READER DAUGHTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LAURA STRELECKI AT 1703 WALNUT STREET, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

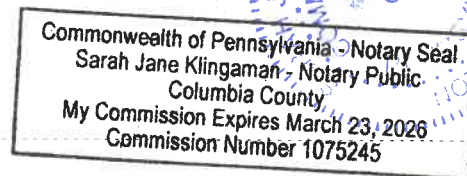
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 25, 2022

NOTARY

Affirmed and subscribed to before me this

25TH day of OCTOBER, 2022



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC.
vs.
SAMUEL STRELECKI (et al.)

Case Number
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SHERIFF'S RETURN OF SERVICE

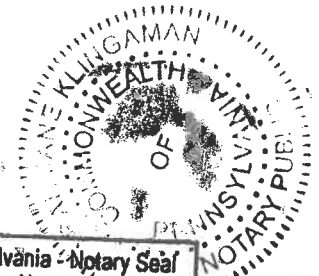
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MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

October 25, 2022



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

25TH day of OCTOBER, 2022



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC.
vs.
SAMUEL STRELECKI (et al.)

Case Number
2022CV344

SHERIFF'S RETURN OF SERVICE

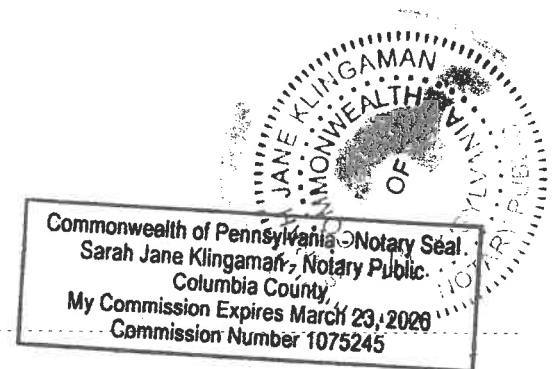
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MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

October 25, 2022



Affirmed and subscribed to before me this
25TH day of OCTOBER, 2022

NOTARY



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC.
vs.
STRELECKI, SAMUEL (et al.)

Case Number
2022CV344

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 98
Manner: Personal **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 01/25/2023 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: LAURA STRELECKI
Primary Address: 1703 WALNUT STREET
BERWICK, PA 18603
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: Samantha Reader
Relation: Daughter
Date: 10/21/22 **Time:** 13:19
Deputy: 5 **Mileage:**

Attorney / Originator:

Name: ECKERT SEAMANS CHERIN & MELLOTT LL **Phone:**

Service Attempts:

Date:	10/18/22					
Time:	14:26					
Mileage:	—					
Deputy:	5	2	3	4	5	6

Service Attempt Notes:

1. No answer, L/C.
- 2.
- 3.
- 4.
- 5.
- 6.

STRELECKI, LAURA

2022CV344

1703 WALNUT STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC.
vs.
STRELECKI, SAMUEL (et al.)

Case Number
2022CV344

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 98	
Manner: Personal	Expires:	Warrant:
Notes: SALE DATE & TIME: 01/25/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name: SAMUEL STRELECKI
Primary Address: 1703 WALNUT STREET BERWICK, PA 18603
Phone: DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally <u>Adult In Charge</u> · Posted · Other	
Adult In Charge: Samantha Reader	
Relation: Daughter	
Date: 10/21/22	Time: 13:19
Deputy: 5	Mileage:

Attorney / Originator:

Name: ECKERT SEAMANS CHERIN & MELLOTT LL	Phone:
---	---------------

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

STRELECKI, SAMUEL

2022CV344

1703 WALNUT STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC.
vs.
STRELECKI, SAMUEL (et al.)

Case Number
2022CV344

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	98
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 01/25/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	1703 WALNUT STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Samantha Reader		
Relation:	Occupant		
Date:	10/21/22	Time:	13:19
Deputy:	5	Mileage:	

Attorney / Originator:

Name: ECKERT SEAMANS CHERIN & MELLOTT LL	Phone:
---	---------------

Service Attempts:

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

Service Attempt Notes:

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

OCCUPANT
2022CV344
1703 WALNUT STREET, BERWICK, PA 18603
NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022CV344

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 Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 25, 2023
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE BOROUGH OF BERWICK (FORMERLY BRIAR CREEK TOWNSHIP), COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT CORNER LOT NO. 28 ON WALNUT STREET; THENCE EASTERLY A DISTANCE OF 49-1/2 FEET TO CORNER OF WALNUT AND DUVAL STREETS; THENCE SOUTHERLY ALONG DUVAL STREET A DISTANCE OF 150 FEET TO A FIFTEEN FOOT ALLEY; THENCE WESTERLY ALONG SAID ALLEY A DISTANCE OF 49-1/2 FEET TO CORNER OF LOT NO. 28; THENCE NORTHERLY A DISTANCE OF 150 FEET TO THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER AND CONVEY LOT NO. 29 IN DUVAL DICKSON'S SECOND PLOT OF LOTS AS MARKED AND SHOWN ON PLOT OR PLAN.

BEING THE SAME PROPERTY CONVEYED TO LAURA STRELECKI AND SAMUEL STRELECKI, HER HUSBAND BY DEED FROM RICHARD T. LOCKARD, JR. AND ELENA LOCKARD, HIS WIFE RECORDED 09/14/2005 IN DOCUMENT 200509867, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

For information purposes only — property also known as: 1703 Walnut Street, Berwick, PA 18603
Parcel Number 04A02 17600

PROPERTY ADDRESS: 1703 WALNUT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A 02 176 00

Seized and taken into execution to be sold as the property of SAMUEL STRELECKI, LAURA STRELECKI in suit of U.S. BANK NATIONAL ASSOC..

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:
ECKERT SEAMANS CHERIN & MELLOTT LLC
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC.
vs.
STRELECKI, SAMUEL (et al.)

Case Number
2022CV344

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	98
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 01/25/2023 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:	Deb Hower		
Relation:	Clerk		
Date:	10-18-22	Time:	1051
Deputy:	6	Mileage:	

Attorney / Originator:

Name:	ECKERT SEAMANS CHERIN & MELLOTT LL	Phone:	
--------------	------------------------------------	---------------	--

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C 2022CV344 PO BOX 380, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC.
vs.
STRELECKI, SAMUEL (et al.)

Case Number
2022CV344

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 98
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 01/25/2023 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

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

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: Alyssa Wido
Relation: Intake Clerk
Date: 10-18-22 **Time:**
Deputy: **Mileage:**

Attorney / Originator:

Name: ECKERT SEAMANS CHERIN & MELLOTT LL **Phone:**

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2022CV344 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC.
vs.
STRELECKI, SAMUEL (et al.)

Case Number
2022CV344

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	98
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 01/25/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

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:			
Relation:	Connie Gingher		
Date:	10/18/22	Time:	14:17
Deputy:	5	Mileage:	

Attorney / Originator:

Name:	ECKERT SEAMANS CHERIN & MELLOTT LL	Phone:	
--------------	------------------------------------	---------------	--

Service Attempts:

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

Service Attempt Notes:

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

GINGHER, CONNIE C.

2022CV344

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC.
vs.
STRELECKI, SAMUEL (et al.)

Case Number
2022CV344

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	98
Manner:	Adult in Charge	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 01/25/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK SEWER AUTHORITY
Primary Address:	1108 FREAS AVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Kelly Morris		
Relation:	Secretary		
Date:	10/18/22	Time:	14:33
Deputy:	5	Mileage:	

Attorney / Originator:

Name:	ECKERT SEAMANS CHERIN & MELLOTT LL	Phone:	
--------------	------------------------------------	---------------	--

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

BERWICK SEWER AUTHORITY

2022CV344

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 10/18/2022

Fee: \$5.00

Cert. NO: 43018

STRELECKI LAURA & SAMUEL J
1703 WALNUT STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20050 -9867
Location: 1703 WALNUT ST LOT 29
Parcel Id:04A-02 -176-00,000

Assessment: 22,937
Balances as of 10/18/2022

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Sheriff

Per: dl

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 E. 5th Street
Bloomsburg, PA 17815
(570) 784-8760

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC.
vs.
STRELECKI, SAMUEL (et al.)

Case Number
2022CV344

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/25/2023 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	1703 WALNUT 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: ECKERT SEAMANS CHERIN & MELLOTT LL	Phone:
---	---------------

Service Attempts:

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

Service Attempt Notes:

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

2022CV344

2022CV344

1703 WALNUT STREET, BERWICK, PA 18603

NO EXPIRATION

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

Date: October 18, 2022

PRESS ENTERPRISE

Lackawanna Avenue

Bloomsburg, PA 17815

Re: Sheriffs Sale Advertising Dates

U.S. Bank National Association

VS.

Laura Strelecki and Samuel J. Strelecki

No. 98 of 2022 E.D. and No. 344 of 2022 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week January 4th 2023

2nd Week January 11th 2023

3rd Week January 18th 2023

SALE DATE: January 25th 2023 @ 9:00 a.m

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

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

WRIT OF EXECUTION – MORTGAGE FORECLOSURE

U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE
HOLDERS OF THE CIM TRUST 2021-NR3,
MORTGAGE-BACKED NOTES, SERIES
2021-NR3,

PLAINTIFF,

V.

LAURA STRELECKI AND SAMUEL J.
STRELECKI,

DEFENDANT.

:
: COLUMBIA COUNTY, PA
: COURT OF COMMON PLEAS
:
: NO. 2022-CV-344

2022-ED-98

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment interest and cost in the above matter you are directed to levy upon and sell the following described property: See Legal Description attached hereto as Exhibit "A".

Amount Due: \$142,557.32

Interest From: 09/21/22 to _____
At \$23.43 per diem. \$

(Costs to be added) \$ _____

TOTAL \$142,557.32

(SEAL)

Barbara M. Silvestri
Prothonotary

Date: 10/14/2022
Proth & Clerk of Sev. Courts

By *Rosalie Antonello*
Deputy

My Com. Ex. 1st Monday in 2024

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

was filed, the following information concerning the real property located at 1703 Walnut Street, Berwick, PA 18603,

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

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

Samuel Strelecki 1703 Walnut Street, Berwick, PA 18603	
---	--

Laura Strelecki 1703 Walnut Street, Berwick, PA 18603	
--	--

2. Name and address of Defendants in the judgment:

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

✓ Samuel Strelecki 1703 Walnut Street, Berwick, PA 18603	
---	--

✓ Laura Strelecki 1703 Walnut Street, Berwick, PA 18603	
--	--

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

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

U.S. Bank National Association, as Indenture Trustee, for the Holders of the CIM Trust 2021-NR3 Mortgage-Backed Notes, Series 2021-NR3 c/o Richard J. Nalbandian, Esq. Eckert Seamans Cherin & Mellott, LLC Two Liberty Place 50 South 16 th Street, 22 nd Floor	
---	--

Philadelphia, Pa 19102

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

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

U.S. Bank, N.A., as Trustee on Behalf of the Holders of the Home Equity Asset Trust 2007-2 Home Equity Pass-Through Certificates, Series 2007-2 c/o Richard J. Nalbandian, Esq. Eckert Seamans Cherin & Mellott, LLC Two Liberty Place 50 South 16 th Street, 22 nd Floor Philadelphia, Pa 19102	
---	--

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 so indicate)
-------------	--

ONLY THOSE LISTED ABOVE.

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

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

N/A

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 so indicate)
-------------	--

Occupant(s) 1703 Walnut Street, Berwick, PA 18603	
--	--

✓ Tenant(s)
1703 Walnut Street, Berwick, PA 18603

✗ PA Department of Revenue-
Bureau of Individual Taxes
P.O. Box 280601
Harrisburg, PA 17128

✗ PA Dept. of Revenue
Fourth and Walnut Streets First floor
Harrisburg, PA 17128

✗ PA Department of Revenue
Inheritance Tax Bureau
Strawberry Square, 11th Floor
Harrisburg, PA 17128

✗ PA Department of Revenue-
Bureau of Compliance
Clearance Support Section/Attn: Sheriff's Sale
Dept. 281230
Harrisburg, PA 17129

✗ PA Department of Revenue
Bureau of Corporation Taxes
Po Box 280705
Harrisburg Pa 17128-0705

✗ PA Department of Public Welfare
PO Box 2675
Harrisburg, PA 17105

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

ECKERT SEAMANS CHERIN & MELLOTT, LLC



Dated: October 13, 2022

By: _____

Richard J. Nalbandian, Esquire
rnalbandian@eckertseamans.com
Attorneys for Plaintiff,

REAL ESTATE OUTLINE

ED # 2022 E098

DATE RECEIVED 10-17-2022
DOCKET AND INDEX 2022 CV 344

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>2,000.00</u>	<u>X</u>	CK# <u>604454</u>

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

SALE DATE Jan. 25, 23 TIME 9:00
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Jan 4 2023</u>
2 ND WEEK	<u>Jan 11 2023</u>
3 RD WEEK	<u>Jan 18 2023</u>

Boro of Berwick

Par: 04A02 17600

1703 Walnut St.

must pay, you may call Richard J. Nalbandian, Esquire by telephone at (215) 851-8429.

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 below or found 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 bid price by calling Richard J. Nalbandian, Esquire by telephone at (215) 851-8429.
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 on the sale. To find out if this has happened you may call the Sheriff's Office at (570) 825-1651.
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 a 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 thirty (30) days after the date of the Sheriff's 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 filing of the Scheduled of Distribution
7. You may also have other rights and defenses, or ways of getting your house 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 E. 5th Street

Bloomsburg, PA 17815

(570) 784-8760

ECKERT SEAMANS CHERIN & MELLOTT, LLC

By: Richard J. Nalbandian, Esquire (#84703)
Two Liberty Place
50 South 16th Street, 22nd Floor
Philadelphia, PA 19102
(215) 851-8429 phone / (215) 851-8383 fax
rnalbandian@eckertseamans.com

U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE
HOLDERS OF THE CIM TRUST 2021-NR3,
MORTGAGE-BACKED NOTES, SERIES
2021-NR3,

PLAINTIFF,

V.

LAURA STRELECKI AND SAMUEL J.
STRELECKI,

DEFENDANT.

:
: COLUMBIA COUNTY, PA
: COURT OF COMMON PLEAS
:
: NO. 2022-CV-344
:
:
:
:
:

CERTIFICATE AS TO THE SALE OF REAL PROPERTY
(ACT 91 CERTIFICATION)

I, Richard J. Nalbandian, Esquire, hereby certify that I am the attorney of record for the Plaintiff in the above-captioned matter. I further certify that this property is subject to Act 91 of 1983 and Plaintiff has complied with these statutory requirements.

ECKERT SEAMANS CHERIN & MELLOTT, LLC



Dated: October 13, 2022

By: _____
Richard J. Nalbandian, Esquire
rnalbandian@eckertseamans.com

Attorneys for Plaintiff,

ECKERT SEAMANS CHERIN & MELLOTT, LLC

By: Richard J. Nalbandian, Esquire (#84703)

Two Liberty Place

50 South 16th Street, 22nd Floor

Philadelphia, PA 19102

(215) 851-8429 phone / (215) 851-8383 fax

rnalbandian@eckertseamans.com

Attorneys for Plaintiff,

U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE
HOLDERS OF THE CIM TRUST 2021-NR3,
MORTGAGE-BACKED NOTES, SERIES
2021-NR3,

PLAINTIFF,

V.

LAURA STRELECKI AND SAMUEL J.
STRELECKI,

DEFENDANT.

COLUMBIA COUNTY, PA
COURT OF COMMON PLEAS

NO. 2022-CV-344

CERTIFICATION OF LAST KNOWN ADDRESS

I, Richard J. Nalbandian, Esq., do certify that to the best of her knowledge, information and belief, the last known addresses of Defendant Samuel Strelecki and Laura Strelecki are as follows:

1703 Walnut Street, Berwick, PA 18603 and the last known address of Plaintiff, U.S. Bank, N.A., as Trustee on Behalf of the Holders of the Home Equity Asset Trust 2007-2 Home Equity Pass-Through Certificates, Series 2007-2 Certificates is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Drive, Salt Lake City, Utah 84119.

ECKERT SEAMANS CHERIN & MELLOTT, LLC

Dated: October 13, 2022

By: _____

Richard J. Nalbandian, Esquire
rnalbandian@eckertseamans.com
Attorney for Plaintiff

ECKERT SEAMANS CHERIN & MELLOTT, LLC

By: Richard J. Nalbandian, Esquire (#84703)
Two Liberty Place
50 South 16th Street, 22nd Floor
Philadelphia, PA 19102
(215) 851-8429 phone / (215) 851-8383 fax
rnalbandian@eckertseamans.com

and

By: Dorothy A. Davis, Esquire (#34958)
U.S. Steel Tower, 44th Floor
600 Grant Street
Pittsburgh, PA 15219
(412) 566-5953 phone / (412) 566-6099 fax
ddavis@eckertseamans.com

Attorneys for Plaintiff

U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE
HOLDERS OF THE CIM TRUST 2021-NR3,
MORTGAGE-BACKED NOTES, SERIES
2021-NR3,

PLAINTIFF,

V.

LAURA STRELECKI AND SAMUEL J.
STRELECKI,

DEFENDANT.

:
: COLUMBIA COUNTY, PA
: COURT OF COMMON PLEAS
:
: NO. 2022-CV-344
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AFFIDAVIT OF NON-MILITARY SERVICE

Richard J. Nalbandian, Esquire, being duly sworn according to law deposes and says that:

Defendants Samuel Strelecki and Laura Strelecki are not in the military service of the United States of America as defined by the Soldiers' and Sailor's Civil Relief Act of 1940 as amended; that said Defendant is over 21 years of age and that Defendant's last known addresses are 1703 Walnut Street, Berwick, PA 18603.

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

ECKERT SEAMANS CHERIN & MELLOTT, LLC



Dated: October 13, 2022

By: _____

Richard J. Nalbandian, Esquire
Two Liberty Place
50 South 16th Street, 22nd Floor
Philadelphia, PA 19102
215-851-8429/215-851-8383 (fax)
rnalbandian@eckertseamans.com
Attorneys for Plaintiff

ECKERT SEAMANS CHERIN & MELLOTT, LLC

By: Richard J. Nalbandian, Esquire (#84703)

Two Liberty Place

50 South 16th Street, 22nd Floor

Philadelphia, PA 19102

(215) 851-8429 phone / (215) 851-8383 fax

rnalbandian@eckertseamans.com

Attorneys for Plaintiff

U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE
HOLDERS OF THE CIM TRUST 2021-NR3,
MORTGAGE-BACKED NOTES, SERIES
2021-NR3,

PLAINTIFF,

V.

LAURA STRELECKI AND SAMUEL J.
STRELECKI,

DEFENDANT.

:
: COLUMBIA COUNTY, PA
: COURT OF COMMON PLEAS
:
: NO. 2022-CV-344
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CERTIFICATE OF COMPLIANCE

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

ECKERT SEAMANS CHERIN & MELLOTT, LLC

Dated: October 13, 2022

By: _____
Richard J. Nalbandian, Esquire

TO: **SHERIFF, COLUMBIA COUNTY, PA**

SIR: There will be placed in your hands for service a Writ of Execution, styled as follows: **U.S. Bank National Association, et al vs. Samuel Strelecki and Laura Strelecki**
Plaintiff Defendants

NO. 2022-CV-344

WAIVER OF WATCHMAN

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

ECKERT SEAMANS CHERIN
& MELLOTT, LLC



Richard J. Nalbandian, III, Esquire
Attorney for Plaintiff

October 13, 2022
DATE

TO: **SHERIFF, COLUMBIA COUNTY, PA**

SIR: There will be placed in your hands for service a Writ of Execution, styled as follows: **U.S. Bank National Association, et al vs. Samuel Strelecki and Laura Strelecki**
Plaintiff Defendants

NO. 2022-CV-344

WAIVER OF WATCHMAN

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ECKERT SEAMANS CHERIN
& MELLOTT, LLC



Richard J. Nalbandian, III, Esquire
Attorney for Plaintiff

October 13, 2022
DATE

ECKERT SEAMANS CHERIN & MELLOTT, LLC

By: Richard J. Nalbandian, Esquire (#84703)
Two Liberty Place
50 South 16th Street, 22nd Floor
Philadelphia, PA 19102
(215) 851-8429 phone / (215) 851-8383 fax
rnalbandian@eckertseamans.com

Attorneys for Plaintiff,

U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE
HOLDERS OF THE CIM TRUST 2021-NR3,
MORTGAGE-BACKED NOTES, SERIES
2021-NR3,

PLAINTIFF,

V.

LAURA STRELECKI AND SAMUEL J.
STRELECKI,

DEFENDANT.

:
: COLUMBIA COUNTY, PA
: COURT OF COMMON PLEAS
:
: NO. 2022-CV-344
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CERTIFICATION OF LAST KNOWN ADDRESS

I, Richard J. Nalbandian, Esq., do certify that to the best of her knowledge, information and belief, the last known addresses of Defendant Samuel Strelecki and Laura Strelecki are as follows:

1703 Walnut Street, Berwick, PA 18603 and the last known address of Plaintiff, U.S. Bank, N.A., as Trustee on Behalf of the Holders of the Home Equity Asset Trust 2007-2 Home Equity Pass-Through Certificates, Series 2007-2 Certificates is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Drive, Salt Lake City, Utah 84119.

ECKERT SEAMANS CHERIN & MELLOTT, LLC

Dated: October 13, 2022

By: _____

Richard J. Nalbandian, Esquire
rnalbandian@eckertseamans.com
Attorney for Plaintiff

ECKERT SEAMANS CHERIN & MELLOTT, LLC

By: Richard J. Nalbandian, Esquire (#84703)
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By: Dorothy A. Davis, Esquire (#34958)
U.S. Steel Tower, 44th Floor
600 Grant Street
Pittsburgh, PA 15219
(412) 566-5953 phone / (412) 566-6099 fax
ddavis@eckertseamans.com

Attorneys for Plaintiff

U.S. BANK NATIONAL ASSOCIATION, AS	:	COLUMBIA COUNTY, PA
INDENTURE TRUSTEE, FOR THE	:	COURT OF COMMON PLEAS
HOLDERS OF THE CIM TRUST 2021-NR3,	:	
MORTGAGE-BACKED NOTES, SERIES	:	NO. 2022-CV-344
2021-NR3,	:	
	:	
	:	
PLAINTIFF,	:	
	:	
V.	:	
	:	
LAURA STRELECKI AND SAMUEL J.	:	
STRELECKI,	:	
	:	
DEFENDANT.	:	

AFFIDAVIT OF NON-MILITARY SERVICE

Richard J. Nalbandian, Esquire, being duly sworn according to law deposes and says that:

Defendants Samuel Strelecki and Laura Strelecki are not in the military service of the United States of America as defined by the Soldiers' and Sailor's Civil Relief Act of 1940 as amended; that said Defendant is over 21 years of age and that Defendant's last known addresses are 1703 Walnut Street, Berwick, PA 18603.

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

ECKERT SEAMANS CHERIN & MELLOTT, LLC



Dated: October 13, 2022

By: _____

Richard J. Nalbandian, Esquire
Two Liberty Place
50 South 16th Street, 22nd Floor
Philadelphia, PA 19102
215-851-8429/215-851-8383 (fax)
rnalbandian@eckertseamans.com
Attorneys for Plaintiff

Document Receipt

Trans #	19234	Carrier / service:	USPS Server	First-Class Mail®	10/18/2022 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

BUREAU OF CORPORATION TAXES

P.O. BOX 280705

Tracking #: 71901140006000186459

Doc Ref #: 2022ED98

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans #	19234	Carrier / service:	USPS Server	First-Class Mail®	10/18/2022 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

BUREAU OF CORPORATION TAXES

P.O. BOX 280705

Tracking #: 71901140006000186459

Doc Ref #: 2022ED98

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans #	19233	Carrier / service:	USPS Server	First-Class Mail®	10/18/2022 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE
11TH FLOOR STRAWBERRY SQUARE

INHERITANCE TAX BUREAU

Tracking #: 71901140006000186442
Doc Ref #: 2022ED98
Postage 5.8600

HARRISBURG PA 17128

Document Receipt

Trans #	19232	Carrier / service:	USPS Server	First-Class Mail®	10/18/2022 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

FOURTH AND WALNUT STREETS FIRST FLOOR

HARRISBURG PA 17128

Tracking #: 71901140006000186435

Doc Ref #: 2022ED98

Postage 5.8600

Document Receipt

Trans #	19232	Carrier / service:	USPS Server	First-Class Mail®	10/18/2022 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE
FOURTH AND WALNUT STREETS FIRST
FLOOR

Tracking #: 71901140006000186435

Doc Ref #: 2022ED98

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

Trans # 19231 Carrier / service: USPS Server First-Class Mail® 10/18/2022 12:00:00 AM

Ship to:

PA DEPT OF REVENUE

BUREAU OF INDIVIDUAL TAXES

P.O. BOX 280601

Tracking #: 71901140006000186428

Doc Ref #: 2022ED98

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

Trans # 19230 Carrier / service: USPS Server First-Class Mail® 10/18/2022 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 71901140006000186411

Doc Ref #: 2022ED98

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans #	19229	Carrier / service:	USPS Server	First-Class Mail®	10/18/2022 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF JUSTICE

1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000186404
Doc Ref #: 2022ED98
Postage 5.8600

PITTSBURGH PA 15222

Document Receipt

Trans #	19228	Carrier / service:	USPS Server	First-Class Mail®	10/18/2022 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #: 7190114000600186398
Doc Ref #: 2022ED98
Postage 5.8600

HARRISBURG PA 17128

Document Receipt

Trans # 19227 Carrier / service: USPS Server First-Class Mail® 10/18/2022 12:00:00 AM

Ship to:

COMMONWEALTH OF PA
PO BOX 2675

DEPT OF WELFARE

Tracking #: 71901140006000186381
Doc Ref #: 2022ED98
Postage 5.8600

HARRISBURG PA 17105

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE BOROUGH OF BERWICK (FORMERLY BRIAR CREEK TOWNSHIP), COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT CORNER LOT NO. 28 ON WALNUT STREET; THENCE EASTERLY A DISTANCE OF 49-1/2 FEET TO CORNER OF WALNUT AND DUVAL STREETS; THENCE SOUTHERLY ALONG DUVAL STREET A DISTANCE OF 150 FEET TO A FIFTEEN FOOT ALLEY; THENCE WESTERLY ALONG SAID ALLEY A DISTANCE OF 49-1/2 FEET TO CORNER OF LOT NO. 28; THENCE NORTHERLY A DISTANCE OF 150 FEET TO THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER AND CONVEY LOT NO. 29 IN DUVAL DICKSON'S SECOND PLOT OF LOTS AS MARKED AND SHOWN ON PLOT OR PLAN.

BEING THE SAME PROPERTY CONVEYED TO LAURA STRELECKI AND SAMUEL STRELECKI, HER HUSBAND BY DEED FROM RICHARD T. LOCKARD, JR. AND ELENA LOCKARD, HIS WIFE RECORDED 09/14/2005 IN DOCUMENT 200509867, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

For information purposes only – property also known as:
1703 Walnut Street, Berwick, PA 18603

Parcel Number 04A02 17600

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022CV344

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 Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 25, 2023
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE BOROUGH OF BERWICK (FORMERLY BRIAR CREEK TOWNSHIP), COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT CORNER LOT NO. 28 ON WALNUT STREET; THENCE EASTERLY A DISTANCE OF 49-1/2 FEET TO CORNER OF WALNUT AND DUVAL STREETS; THENCE SOUTHERLY ALONG DUVAL STREET A DISTANCE OF 150 FEET TO A FIFTEEN FOOT ALLEY; THENCE WESTERLY ALONG SAID ALLEY A DISTANCE OF 49-1/2 FEET TO CORNER OF LOT NO. 28; THENCE NORTHERLY A DISTANCE OF 150 FEET TO THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER AND CONVEY LOT NO. 29 IN DUVAL DICKSON'S SECOND PLOT OF LOTS AS MARKED AND SHOWN ON PLOT OR PLAN.

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For information purposes only — property also known as: 1703 Walnut Street, Berwick, PA 18603
Parcel Number 04A02 17600

PROPERTY ADDRESS: 1703 WALNUT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A 02 176 00

Seized and taken into execution to be sold as the property of SAMUEL STRELECKI, LAURA STRELECKI in suit of U.S. BANK NATIONAL ASSOC..

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:
ECKERT SEAMANS CHERIN & MELLOTT LLC
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND INVISIBLE FIBERS AND THE REVERSE SIDE OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK-HOLD AT AN ANGLE TO VIEW

ECKERT SEAMANS CHERIN & MELLOTT, LLC
600 GRANT STREET; 44TH FLOOR
PITTSBURGH, PA. 15219

604454

DATE 10/12/22
CHECK NO. 604454

VOID AFTER 6 MONTHS

PAY TWO THOUSAND AND 00/100

AMOUNT
\$2,000.00

TO THE COLUMBIA COUNTY SHERIFF
ORDER COLUMBIA COUNTY COURTHOUSE
OF 35 WEST MAIN ST
BLOOMSBURG, PA 17815

William E. King

TWO SIGNATURES REQUIRED IF OVER \$25,000.00

PNC BANK N.A. 001 8-9 430

AUTHORIZED SIGNATURE

⑈604454⑈ ⑆043000096⑆ 000277805⑈