

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 264366
Customer:
SHERIFF'S OFFICE

Invoice Date: 07/26/2023 3:40:49 PM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0102
By: DM

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202305497 07/26/23 3:40:53 PM	CATAWISSA BORO
	Grantor - TROMETTER, PETER			
	Grantee - PENNSYLVANIA HOUSING FINANCE AGENCY			
	Consideration - \$3,773.70			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	<u>\$71.75</u>		
	PAYMENTS			
	CHECK: 9283 - SHERIFF'S OFFICE	\$71.75		
	TOTAL PAYMENTS	<u>\$71.75</u>		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

PA HOUSING FINANCE AGENCY VS PETER & TARA TROMETTER

NO. 20-2023 ED

NO. 23-2023 JD

DATE/TIME OF SALE: JUNE 7, 2023 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 3699.71

POUNDAGE - 2% OF BID \$ 73.99

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3773.70

PURCHASER(S): Purcell Krug & Haller (Kiersten Garced)

ADDRESS: 1719 N. Front St. Harrisburg, PA 17102

NAMES(S) ON DEED: Pennsylvania Housing Finance Agency

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 3773.70

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1773.70

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
PENNSYLVANIA HOUSING FINANCE
AGENCY

vs.

Defendant
PETER TROMETTER
TARA TROMETTER

Attorney for the Plaintiff:
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102

Sheriff's Sale Date: Wednesday, June 7, 2023
Writ of Execution No. : 2023CV23
Advance Sheriff Costs: \$2,000.00

Location of the real estate: 532 1/2 STREET, CATAWISSA, PA 17820

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,600.25
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
Service	\$180.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$60.00

Total Sheriff Costs **\$2,334.75**

Municipal Costs

Sewer	\$184.00	
Water	\$405.36	
Other	ELECTRIC	\$703.85

Total Municipal Costs **\$1,293.21**

Distribution Costs

Recording Fees	ELECTRIC	\$71.75
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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: 532 1/2 STREET, CATAWISSA, PA 17820

Grand Total:

\$3,699.71

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.

LAW OFFICES

Purcell Krug & Haller

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-7512

Howard B. Krug
(Retired)

John W. Purcell
(1924-2009)

LEON P. HALLER
JOHN W. PURCELL, JR.
JILL M. WINEKA
KATIE M. HOUSMAN

June 8, 2023

OFFICE OF THE SHERIFF
Columbia County Court House
35 W. Main Street
Bloomsburg, PA 17815

Re: PENNSYLVANIA HOUSING FINANCE AGENCY vs.
PETER J. TROMETTER & TARA D. TROMETTER F/K/A TARA D. JOHNSON
No. 2023-CV-23

Dear Sheriff:

Enclosed please find our check in the amount of \$1,773.70 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be recorded. KINDLY MARK THE WRIT WITHDRAWN.

THE GRANTEE SHOULD BE:

PENNSYLVANIA HOUSING FINANCE AGENCY
211 NORTH FRONT STREET
HARRISBURG, PA 17101

Please have the Recorder return the RECORDED DEED to me in the enclosed envelope, along with the recording receipt. A self-addressed envelope is enclosed for the recorder to return the original deed when it is available.

Thank you for your cooperation in this matter. Please call if you need anything further.

Very truly yours,

Leon P. Haller

Leon P. Haller

LPH/tq
Enclosure

REV-183

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

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

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

SECTION I TRANSFER DATA

Date of Acceptance of Document 06/07/2023					
Grantor(s)/Lessor(s) Sheriff of Columbia County		Telephone Number (570) 389-5622		Grantee(s)/Lessee(s) Pennsylvania Housing Finance Agency	
Mailing Address 35 W. Main Street		Mailing Address 211 North Front Street			
City Bloomsburg		State PA	ZIP Code 17815	City Harrisburg	State PA
					ZIP Code 17101

SECTION II REAL ESTATE LOCATION

Street Address 532 2 1/2 Street			City, Township, Borough Catawissa Borough		
County COLUMBIA COUNTY		School District Southern Columbia SD		Tax Parcel Number 08 02 00900000	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 3,773.70	2. Other Consideration + 0.00	3. Total Consideration = 3,773.70
4. County Assessed Value 21,136.00	5. Common Level Ratio Factor x 5.78	6. Computed Value = 122,166.08

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

1a. Amount of Exemption Claimed \$ 122,166.08	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Check Appropriate Box Below for Exemption Claimed.
- Will or intestate succession. _____
(Name of Decedent) _____ (Estate File Number) _____
 - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
 - Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
 - Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
 - Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
 - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
 - Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

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

Name Leon P. Haller, Esquire			Telephone Number (717) 234-4178	
Mailing Address 1719 North Front Street		City Harrisburg	State PA	ZIP Code 17102

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

Signature of Correspondent or Responsible Party	Date 06/08/2023
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

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. 2023CV23

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, JUNE 07, 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 parcel or lot of land situate in the Borough of Catawissa, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

On the North by land formerly belonging to Henry Hallinghead and along 2- 1/2 Street in said Borough of Catawissa and known as the Christian Hurt property. And also designated as tax parcel no. 08-02-09 in the Tax Assessment Office of Columbia County, Pennsylvania.

HAVING ERECTED THEREON A FRAME DWELLING HOUSE BEING KNOWN AND NUMBERED AS 532 TWO AND ONE-HALF STREET, CATAWISSA, PA 17820.

TAX PARCEL 08-02-009

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING the same premises which Gwendolyn Bobbie and Jason K. Nahodi, by Deed dated October 30, 2007 and recorded November 7, 2002, Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, Instrument No. 2007-11407, granted and conveyed unto Peter J. Trometter and Tara D. Johnson. Tara D. Johnson is now known as Tara D. Trometter.

PROPERTY ADDRESS: 532 1/2 STREET, CATAWISSA, PA 17820

UPR / TAX PARCEL NUMBER 08-02-009

Seized and taken into execution to be sold as the property of PETER TROMETTER, TARA TROMETTER in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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. **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 resale 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: PURCELL KRUG & HALLER HARRISBURG, PA 17123-4178

TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

Ad Text: Trometter Sale

Date(s) Published: 5/17/2023, 5/24/2023, 5/31/2023

[Signature]

Sworn and subscribed to before me
this 7 day of June 2023.

[Signature] (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

PRESS ENTERPRISE Classifieds reaches over 21,000 print readers every day plus 73,000 unique visitors to our website monthly.



MISSED PAPER! Call our Customer Service Team at 570-784-1211, ext. 1400 by 10am. *Based on 21 readers per household.

DRIVE-THRU HOURS: Mon. - Fri. 9:00am-3:00pm
Our Drop-Off Box at the Drive-Thru is available 24/7
For the safety of the public and our employees our lobby will be closed until further notice. Thank you for your understanding in this matter.

MONDAY MARKETPLACE ADS
It's FREE to advertise your merchandise UNDER \$100!
DEADLINE is Thursday 12 Noon for the following Monday insertion.
ADS MUST BE SUBMITTED ONLINE AT:
pressenterpriseonline.com
Some restrictions apply. No phone or drop-off submissions accepted.

PLACING CLASSIFIED ADS
• email: classifieds@pressenterprise.net
• online: pressenterpriseonline.com
• Call 570-784-6151 Mon-Fri. 9:00am-3:00pm

SHERIFF'S SALE
By Virtue of a Writ of Executio (Mortgage Foreclosure)
No. 2022CV033
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, JUNE 07, 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.

The following described real estate, situated in Columbia County, Pennsylvania, to-wit: ALL THAT CERTAIN parcel or parcel of land, lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at a corner of lot now or late of Clarence Linsinger on Vine Street; THENCE northerly along Vine Street, 49.5 feet, to land now or late of Christian Lutz; THENCE westerly along southerly line of land now or late of Christian Lutz and Charles Shaward 145 feet to Grant Street; THENCE southerly along the easterly side of Grant Street, 49.5 feet to land now or late of Raymond Ash; THENCE easterly along the northerly line of land now or late of Raymond Ash and Clarence Linsinger, 145 feet to Vine Street, the place of beginning.
BEING the same conveyed by Michael R. Kozar and wife, and Jeffrey J. Weaver by deed about to be recorded.
UNDER SUBJECT TO any and all conditions, exceptions, restrictions, reservations and agreements, together with all rights, benefits and privileges contained in prior deeds to the chain of title.
BEING KNOWN AS: 365 NORTH VINE STREET, BERWICK, PA. 18603
PROPERTY NUMBER: 04B04-06200
BEING THE SAME PREMISES WHICH MICHAEL R. KNAUS AND JEANNEANN M. KNAUS, HIS WIFE AND LYNIA BRISCA, SINGLE BY DEED DATED 8/12/2016, AND RECORDED 8/15/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #201606273, GRANTED AND CONVEYED UNTO JEFFREY J. WEAVER.

PROPERTY ADDRESS: 305 VINE STREET, BERWICK, PA. 18603
UPI / TAX PARCEL NUMBER: 04B04-06200

Seized and taken into execution to be sold as the property of JEFFREY WEAVER in suit of PENNYMAC LOAN SERVICES LLC.

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

Attorney for the Plaintiff:
KAY, LAW, GROUP, P.C.
PHILADELPHIA, PA. 1218-625-6345

TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

SHERIFF'S SALE
By Virtue of a Writ of Executio (Mortgage Foreclosure)
No. 2023CV024
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, JUNE 07, 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 parcel or lot of land situate in the Borough of Catawissa, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:
On the North by land formerly belonging to Henry Holmgren and along to 1/2 Street in said Borough of Catawissa and known as the Christan Hurt property. And also designated as tax parcel no. 06-024 in the Tax Assessment Office of Columbia County. AND HAVING ERECTED THEREON A FRAME DWELLING HOUSE BEING KNOWN AND NUMBERED AS 532 TWO AND ONE-HALF STREET, CATAWISSA, PA 17820.
TAX PARCEL 06-02-003
UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in or in prior instruments of record.
UNDER AND SUBJECT to all the assessments, exceptions, rights, reservations, restrictions, covenants, conditions, provisions, etc., as may either be contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.
BEING KNOWN AS: Parcel owned by Gwendolyn Bobbie and Jason K. Natchez, by Deed dated October 30, 2007 and recorded November 7, 2007, Office of the Recorder of Deeds and in Columbia County, Pennsylvania, Instrument No. 2007-11407, granted and conveyed unto Peter J. Trometter and Tara D. Johnson. Tara D. Johnson is now known as Lisa D. Trometter.

PROPERTY ADDRESS: 532 1/2 STREET, CATAWISSA, PA 17820
UPI / TAX PARCEL NUMBER: 06-02-003

Seized and taken into execution to be sold as the property of PETER TROMETTER, TARA TROMETTER in suit of PENNSYLVANIA HOUSING AGENCY.

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:
MURPHY, KRUG & HALLER
HARRISBURG, PA. 717-234-4178

TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

SHERIFF'S SALE
By Virtue of a Writ of Executio (Mortgage Foreclosure)
No. 2022CV030
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, JUNE 07, 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 PARCEL AND TRACT OF LAND, lying and being situated in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows to-wit:
Beginning at the point on the eastern boundary of Walnut Street, said point being 115 feet in a southerly direction from the southerly corner of Fifth and Walnut Street; Thence along the eastern boundary of Walnut Street in a southerly direction 50 feet, more or less, to an alley; Thence in an easterly direction along the northern boundary of said alley, 49 1/2 feet to a point; Thence on a line parallel with Walnut Street in a northerly direction 50 feet, more or less, to a point said point being so located that if this course were extended in a straight line parallel with Walnut Street to Fifth Street, said point would be 115 feet in a southerly direction from the point of intersection of this course extended with Fifth Street; Thence in a westerly direction parallel with Fifth Street 49 1/2 feet to a point, the place of beginning.
PRICE: \$ 4,048.07/3000000
FOR INFORMATIONAL PURPOSES ONLY: Being known as 412 Walnut Street, Berwick, Pa. 18602
BEING THE SAME PREMISES WHICH Bart Robbins and Pauline E. Robbins, his wife, by Deed dated February 12, 1956 and recorded February 14, 1956 in the Office of the Recorder of Deeds and in the County of Columbia, Pennsylvania, Instrument No. Book 230, Page 1160 granted and conveyed unto Donald R. Robbins and Dorothy Robbins, his wife, as tenants by the entireties. In fee.
AND THE SAID Donald R. Robbins departed this life on or about October 17, 1993 there by vesting title unto Dorothy Robbins by operation of law.
AND THE SAID Dorothy Robbins departed this life on or about July 2, 2022, thereby vesting title unto any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest in or under Dorothy Robbins, deceased.

PROPERTY ADDRESS: 412 WALNUT STREET, BERWICK, PA. 18603
UPI / TAX PARCEL NUMBER: 04A 08 073 000 00

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS UNDER DOROTHY ROBBINS DECEASED, OCCUPANTS in suit of NEW YORK MELLON TRUST COMPANY.

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:
LOSS LEGAL GROUP LLP
KING OF PRUSSIA, PA

TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

Public Notices

ESTATE NOTICE
Estate of LOIS L. KRUM (nee of Monaca Township, Columbia County, Pennsylvania, died 05/04/2023. Notice is hereby given that Letters Testamentary in the above named Estate have been granted to the undersigned. All persons owing said Estate are required to make payment, and those having claims or demands against it present the same without delay.
Jamin Carl, Executor
79 Middle Ave.
Bloomsburg, PA 17815
717-471-9661

MEETING NOTICE
Due to the 4th of July holiday, the Supervisor's Meeting of Jackson Township will be held on Monday, July 3, 2023 at 2:30 pm in the Township building located at 852 White-Oak Drive, Berwyn, Pa.

Attorney Services
BANKRUPTCY
Chapter 7-13
Local Attorney & Services
TAMBER LAW, P.C.
570-784-6200
tam@tamberlaw.com

Man looking for woman 80+ yrs. for church 6
Norside Park, PO Box 116, Harrisburg, Pa. 17189

Man looking for woman 80+ yrs. for church 6
Norside Park, PO Box 116, Harrisburg, Pa. 17189

Public Auction Thurs. June 1 @ 8:00PM
1000 THIRD ST. (RT. 63) NECAPOPE 18636
Antiques, Silver, Chandeliers, Home Furnishings, etc.
@ local estate sale - new, unusual trinkets, antiques, Home, etc.
Clocks, Starting Line up figures all sports, New Wheeling Figures, Outdoor Furniture, Fire pits, Cots, Cots Items, Printables and more
P.O. # www.auction.com 0 528193
Ron Berger Auctioneer AU 8195
Call or text Ron @ 818-673-1874

SATURDAY, JUNE 10 @ 10:05 AM
500 LEBERT RD, ANESTES, PA. 17830
FURNITURE - HOUSEHOLD - TOOLS
REAL ESTATE 1200 NOON
www.auction.com #1867
KNECHT AUCTIONS LLC 570-784-1011 AY002251

SATURDAY, JUNE 17 @ 9:25 AM
1142 CENTER STREET, TOWNSHIP
ABSOLUTE
REAL ESTATE 1200 NOON
www.auction.com #1867
KNECHT AUCTIONS LLC 570-784-1011 AY002251

Free For Free

FREE: 300 lb. pot belly pig
Name is "Mister". Not neutered. 42 lbs.
FREE: 4 kittens, 1 gray white female & 3 males (gray tiger stripes, black/white whites, gray & black Cat
570-991-6516
FREE: Fetus by the box. All kinds, 10 available. Call
570-384-2367

Lost & Found
LOST: Black male cat named "Mike" vicinity of Frying Creek, Westminster, Pa. 703-825-6817 # 1001

Personals
JOSEPH MERRILL
From all your friends at
PRESS ENTERPRISE

NEW TODAY
Man looking for woman 80+ yrs. for church 6
Norside Park, PO Box 116, Harrisburg, Pa. 17189

NEW TODAY
Man looking for woman 80+ yrs. for church 6
Norside Park, PO Box 116, Harrisburg, Pa. 17189

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Norside Park, PO Box 116, Harrisburg, Pa. 17189

Jobs

NEW TODAY
DENTAL HYGIENIST
Full-Time, average \$40k
Highly motivated, wanted by busy practice. Duties include: Medical history, cleaning, scaling and taking radiographs. Benefits provided. Position is permanent but not required. Send resume to:
Recruitment@dentalsolutions.com
PO Box 107
Lancaster, PA 17604

Education
St. Luke Lutheran Church is seeking a Preschool Administrator/Teacher
Job Requirements:
• Minimum 3 years of experience in an early childhood education (four-year degree preferred)
• Extensive experience teaching early childhood education
• Ability to provide a Christian environment for preschool age children
• All PA clearances are required
Please apply online at: stlutheran.org

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Recruitment@dentalsolutions.com
PO Box 107
Lancaster, PA 17604

SHERIFF'S SALE
By Virtue of a Writ of Executio (Mortgage Foreclosure)
No. 2022CV043
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, JUNE 07, 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 parcel and lot of land situate in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at an iron pin on the westerly right-of-way of Edgar Avenue, said pin being 95 feet distant on a course running South 25 degrees, 00 minutes East from a concrete monument on the southwest corner of lands now or late of Robert Eyerly and Paul Eyerly; THENCE running along the westerly right-of-way of Edgar Avenue, South 25 degrees, 00 minutes East, 63.74 feet to a point; THENCE continuing along to the right, having a bearing of 15 degrees, 00 minutes East, 129.74 feet to an iron pin at the southeast corner of Lot No. 3; THENCE running along the southerly line of Lot No. 3, North 25 degrees, 00 minutes East, 85.00 feet to an iron pin at the southeast corner of Lot No. 3; THENCE running along the southerly line of Lot No. 1, North 65 degrees, 58 minutes East, 145 feet to the PLACE OF BEGINNING.
CONTAINING 12,751 square feet of land, and BEING ON, as laid out and developed by ARCHER D. HUNSEGER and shown on plot plan dated January 24, 1986.
BEING KNOWN AS: 2887 WHITE BRICK LANE, BLOOMSBURG, PA 17815
PROPERTY D. 31-04A-087-00-000
TAX PARCEL 31-04A-087-00-000
ALLAN J. WANDERMARK IS DECEASED. DATE OF DEATH WAS OCTOBER 30, 2020

PROPERTY ADDRESS: 2887 WHITE BRICK LANE, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 31-04A-087-00-000

Seized and taken into execution to be sold as the property of EDIE J. LESLIE ANDREWS, ALLAN B. ANDREWS in suit of SPECIALIZED LOAN SERVING LLC.

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

Attorney for the Plaintiff:
MAY, CITRON & LUC
LITTLETON, NJ

TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

SHERIFF'S SALE
By Virtue of a Writ of Executio (Mortgage Foreclosure)
No. 2022CV038
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, JUNE 07, 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 parcel of land, being a portion of the Locustdale Estate Lands, together with house number seventy-one (71) located thereon, situate in the Village of Locustdale, Township of Locustdale, County of Columbia, and State of Pennsylvania, bounded and described as follows: Beginning at a point, a common corner of lot number 53(2) on the north line of T603, Middle Street, thence along lot number 53(2) north line and fifty handrads (131.50) feet to an iron pin on the north line of T506, Back Street, thence along said street north eighty two degrees forty five minutes east (N. 82° 45' E.) twenty five and eleven handrads (25.11) feet to a point, a common corner of lot number 53(4), thence along said lot south seven degrees fifteen minutes east (S. 07° 15' E.) twenty five and eleven handrads (25.11) feet to an iron pin on the north line of T603, Middle Street, thence along said street south eighty two degrees forty five minutes west (S. 82° 45' W.) twenty five and ninety seven handrads (26.97) feet to the place of beginning, containing three thousand three hundred fifty three (3,353) square feet, seventy seven thousandths (0.077) acres, and being lot number 53(1) of parcel number 14-01-63 of the Locustdale Home Subdivision, as shown on drawing number B574-B, prepared by W.P. Engineers, Inc. BEING FURTHER IDENTIFIED AS UPI No. 14-01-053-09-000 in the Tax Assessment Office of Columbia County.
BEING THE SAME PREMISES WHICH Kenneth L. Wehrly, sr., and Shirley A. Wehrly, his wife, by their deed dated February 26, 2012, and recorded in the Office for the Recording of Deeds in and for the County of Columbia in Instrument No. 2 012 0 18 70, granted and conveyed unto Jennifer Wehrly, single, the wife of the first party hereto. SUBJECT to all the exceptions, reservations and covenants set forth in the above two related deeds.
Tax Parcel No. 14-01-053-09-000

PROPERTY ADDRESS: 71 MIDDLE STREET, LOCUSTDALE, PA 17846
UPI / TAX PARCEL NUMBER: 14-01-053-09-000

Seized and taken into execution to be sold as the property of JENNIFER WEHRLY-SEWILAM in suit of CACL FEDERAL CREDIT UNION.

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:
LEBERMAN & TAMULONS
POTTSVILLE, PA

TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

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PRESS & ENTERPRISE

23-23
23-20

SHERIFF'S SALE COST SHEET

VS.

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>29.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</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>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>409.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>160.25</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1850.25</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>77.75</u>	
TOTAL *****		\$ <u>87.75</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>184.00</u>	
WATER	20	\$ <u>405.36</u>	
TOTAL *****			\$ <u>589.36</u>

SURCHARGE FEE (DSTE)		\$ <u>60.00</u>	
MISC. <u>Bluff cc</u>		\$ <u>703.85</u>	
TOTAL *****			\$ <u>703.85</u>

TOTAL COSTS (OPENING BID) \$ 3699.71

PENNSYLVANIA HOUSING FINANCE AGENCY,

Plaintiff

vs.

PETER J. TROMETTER AND TARA D. TROMETTER F/K/A TARA D. JOHNSON,

Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
: NO. 2022-CV-23
: IN MORTGAGE FORECLOSURE

FILED
PROthonary
2023 MAY 10 AM 10:12
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

ORDER GRANTING MOTION TO REASSESS DAMAGES

AND NOW, this 9th day of May 2023, upon consideration of the

Motion of The Pennsylvania Housing Finance Agency for Reassessment of Damages, it is,

ORDERED:

That reassessment of damages is granted and Plaintiff's in rem judgment is hereby reassessed to \$86,934.35. Defendant shall have no personal liability on the within reassessment.

BY THE COURT:

19/ Gary E Norton
P.J.

KEEP THIS STUB FOR YOUR FILE

AGC:OUNT NO. BILLING PERIOD
00063-8-01 08/15/2022 - 07/14/2022
SERVICE TO:
532 2 1/2 ST.

NEW	83276
OLD	
USED	

OUTSTANDING BALANCE 703.15
Electric
COST 138.00
PA *AK Sewer 40.00

AFTER 08/21/2022
PENALTY 6.00
GROSS AMOUNT 703.15 184.00
PAYMENTS MADE AFTER 07/27/2022
ARE NOT REFLECTED ON THIS BILL

RECEIVED
FOR SYSTEM
NOV 28
BIR JUNG PA

PAY BILLS AT CATAWISSA - FCB

ACCOUNT NO. BILLING PERIOD
000638-01 07/15/2022 14/2022

NET AMOUNT 703.85
GROSS AMOUNT 703.85 78.00
Electric Sewer 84.00

SERVICE TO: 532 2 1/2 ST.
METER#: 421-0
PETER TROMBETTER
TARA JOHNSON
532 2 1/2 ST.
CATAWISSA, PA 17821
RETURN THIS PORTION WITH FCB ENT

Catawissa Borough

307 Main Street

Catawissa, PA 17820

Phone: (570) 356-2561

Fax: (570) 356-2794

FAX

To: Columbia County Sheriff's Office

From: Catawissa Borough

Fax: 570.389.5625

Pages: 2 including cover sheet

Phone: 570.389.5622

Date: 6/5/2023

Re: Sheriff Sale 532 2-1/2 Street Catawissa

cc:

Attached is a copy of amounts owed to Catawissa Borough for electric and sewer for the property located at 532 2-1/2 Street Catawissa, PA 17820 If you have any questions, you can reach me at 570.356.2561.

Thank you,



Connie M. Cole

Catawissa Borough Manager of Administration

Confidential

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Email: catwat@ptd.net

May 24, 2023

Timothy T. Chamberlain
Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

RE: Pennsylvania Housing Finance Agency vs. Peter J. and Tara D. Trometter F/K/A
Tara D. Johnson
Docket # 2023-CV-23, 2023-ED-20

Dear Sheriff Chamberlain:

As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Peter Trometter & Tara Johnson - 532 2 ½ St., Catawissa, PA - **\$405.36**

We understand the property is scheduled for Sheriff's Sale on June 7, 2023.

If you have any questions, please contact me at 570-356-2172.

Sincerely,

Cindy Bachman
Superintendent
Catawissa Water Authority

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

PETER J. TROMETTER AND
TARA D. TROMETTER F/K/A TARA D. JOHNSON,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2022-CV-23

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 3/28/2023, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendant/s herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendant/s by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

PETER J. TROMETTER
532 2 1/2 STREET
CATAWISSA, PA 17820

TARA D. TROMETTER
F/K/A TARA D. JOHNSON
532 2 1/2 STREET
CATAWISSA, PA 17820

PETER J. TROMETTER
191 E. BLACK BEAR
CATAWISSA, PA 17820

Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

TENANT/OCCUPANT
532 2 1/2 STREET
CATAWISSA, PA 17820

PA Department of Revenue
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601

By 
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

LAW OFFICES

Purcell, Krug & Haller

LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINEKA
KATIE M. HOUSMAN

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-7512

HOWARD B. KRUG
(Retired)

JOHN W. PURCELL(1924-2009)

PETER J. TROMETTER
532 2 1/2 STREET
CATAWISSA, PA 17820

TARA D. TROMETTER
F/K/A TARA D. JOHNSON
532 2 1/2 STREET
CATAWISSA, PA 17820

PETER J. TROMETTER
191 E. BLACK BEAR
CATAWISSA, PA 17820

Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

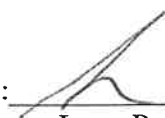
TENANT/OCCUPANT
532 2 1/2 STREET
CATAWISSA, PA 17820

PA Department of Revenue
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601

NOTICE IS HEREBY GIVEN to the Defendant/s in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: 
Leon P. Haller PA I.D.15700
Attorney for Plaintiff

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

PETER J. TROMETTER AND
TARA D. TROMETTER F/K/A TARA D. JOHNSON,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2022-CV-23

IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: June 07, 2023

TIME: 9:00 a.m., local prevailing time

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

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

532 TWO AND ONE-HALF STREET, CATAWISSA, PA 17820

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2022-CV-23

JUDGMENT AMOUNT \$77,375.19

THE NAMES OF THE OWNER(S) OR REPUTED OWNER(S) of this property:

PETER J. TROMETTER AND TARA D. TROMETTER F/K/A TARA D. JOHNSON

A **SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

Columbia County Lawyer Referral Service - North Penn Legal Services
168 East 5th Street - Bloomsburg, PA 17815 (570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff 717-234-4178
1719 North Front Street, Harrisburg, PA 17102

ALL that certain parcel or lot of land situate in the Borough of Catawissa, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

On the North by land formerly belonging to Henry Hollingshead and along 2-½ Street in said Borough of Catawissa and known as the Christian Hunt property. And also designated as tax parcel no. 08-02-9 in the Tax Assessment Office of Columbia County, Pennsylvania.

HAVING ERECTED THEREON A FRAME DWELLING HOUSE BEING KNOWN AND NUMBERED AS 532 TWO AND ONE-HALF STREET, CATAWISSA, PA 17820.

TAX PARCEL #: 08-02-009

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING the same premises which Gwendolyn Bobbie and Jason K. Nahodil, by Deed dated October 30, 2007 and recorded November 7, 2002, Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, Instrument No. 2007-11407, granted and conveyed unto Peter J. Trometter and Tara D. Johnson. Tara D. Johnson is now known as Tara D. Trometter.

Return Receipt (Form 3811) Barcode



9590 9266 9904 2197 3268 93

1. Article Addressed to:

PETER J. TROMETTER
191 E. BLACK BEAR
CATAWISSA, PA 17820

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2197 3268 90

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
Peter J. Trometter 6/7/23

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

3. Service Type:

Certified Mail

Reference Information

MSH - NOS 6/7/23 SS

Return Receipt

Return Receipt (Form 3811) Barcode



9590 9266 9904 2197 3269 09

1. Article Addressed to:

TARA D. TROMETTER
F/K/A TARA D. JOHNSON
532 2 1/2 STREET
CATAWISSA, PA 17820

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2197 3269 06

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X *Tara Trometter*
B. Received by (Printed Name) C. Date of Delivery
4/3/23
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type:

Certified Mail

Reference Information

MSH - NOS 6/7/23 SS

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2197 3269 13

Certified Mail Fee	\$ 4.00
Return Receipt (Hardcopy)	\$ 3.25
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.57 ⁰⁰
Total Postage and Fees	\$ 7.82 ⁵



Sent to: PETER J. TROMETTER
532 2 1/2 STREET
CATAWISSA, PA 17820

Reference Information

MSH - NOS 6/7/23 SS

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2197 3269 06

Certified Mail Fee	\$ 4.00
Return Receipt (Hardcopy)	\$ 3.25
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.57 ⁰⁰
Total Postage and Fees	\$ 7.82 ⁵



Sent to: TARA D. TROMETTER
F/K/A TARA D. JOHNSON
532 2 1/2 STREET
CATAWISSA, PA 17820

Reference Information

MSH - NOS 6/7/23 SS

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2197 3268 90

Certified Mail Fee	\$ 4.00
Return Receipt (Hardcopy)	\$ 3.25
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.57 ⁰⁰
Total Postage and Fees	\$ 7.82 ⁵

Postmark
Here

Sent to: PETER J. TROMETTER
191 E. BLACK BEAR
CATAWISSA, PA 17820

Reference Information

MSH - NOS 6/7/23 SS

PENNSYLVANIA HOUSING FINANCE AGENCY v. PETER J. TROMETTER TARA D. TROMETTER F/K/A TARA D. JOHNSON
Columbia County Sale

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:
PETER J. TROMETTER
532 2 1/2 STREET
CATAWISSA, PA 17820

Postmark:



U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:
TARA D. TROMETTER
F/K/A TARA D. JOHNSON
532 2 1/2 STREET
CATAWISSA, PA 17820

Postmark:



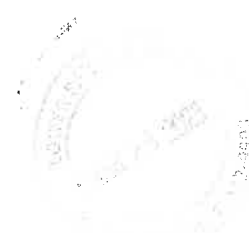
U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

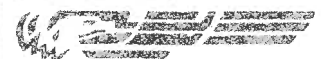
Postage:

One piece of ordinary mail addressed to:
PETER J. TROMETTER
191 E. BLACK BEAR
CATAWISSA, PA 17820

Postmark:



US POSTAGE IMPITNEY BOWES



ZIP 17102 \$ 001.50⁰
02 4W
0000375440 MAR 28 2023

**U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)**

Received from:
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:



One piece of ordinary mail addressed to:
PA Department of Revenue
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601

Postmark:

**U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)**

Received from:
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:
Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

Postmark:

**U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)**

Received from:
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:
TENANT/OCCUPANT
532 2 1/2 STREET
CATAWISSA, PA 17820

Postmark:



US POSTAGE TM PITNEY BOWES

ZIP 17102 \$001.50⁰
02 4W
0000375440 MAR 28 2023

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

PETER J. TROMETTER AND
TARA D. TROMETTER F/K/A TARA D. JOHNSON,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2022-CV-23

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 5/28/2023, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendant/s herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendant/s by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

PETER J. TROMETTER
532 2 1/2 STREET
CATAWISSA, PA 17820

TARA D. TROMETTER
F/K/A TARA D. JOHNSON
532 2 1/2 STREET
CATAWISSA, PA 17820

PETER J. TROMETTER
191 E. BLACK BEAR
CATAWISSA, PA 17820

Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

TENANT/OCCUPANT
532 2 1/2 STREET
CATAWISSA, PA 17820

PA Department of Revenue
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601

By 
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

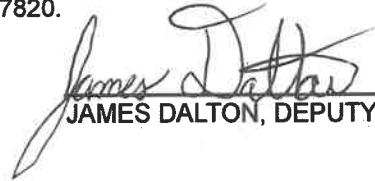


PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
PETER TROMETTER (et al.)

Case Number
2023CV23

SHERIFF'S RETURN OF SERVICE

05/01/2023 02:26 PM - DEPUTY JAMES DALTON, 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 532 1/2 STREET, CATAWISSA, PA 17820.


JAMES DALTON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


May 02, 2023

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

2ND day of MAY, 2023



Plaintiff Attorney: PURCELL, KRUG & HALLER, 1719 NORTH FRONT STREET, HARRISBURG, PA 17102

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
TROMETTER, PETER (et al.)

Case Number
2023CV23

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	20
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/07/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	CATAWISSA SEWER TREATMENT PLANT
Primary Address:	SOUTH FIRST STREET CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Robert Dankelberger		
Relation:	Plant Op.		
Date:	4/4/23	Time:	15:17
Deputy:	5	Mileage:	

Attorney / Originator:

Name: PURCELL, KRUG & HALLER	Phone: 717-234-4178
-------------------------------------	----------------------------

Service Attempts:

Date:	3/29/23	3/31/23				
Time:	13:42	15:56				
Mileage:	—	—				
Deputy:	5	5	3	4	5	6

Service Attempt Notes:

1. Nobody there.
2. Gate locked, couldn't get in.
3. _____
4. _____
5. _____
6. _____

CATAWISSA SEWER TREA

2023CV23

SOUTH FIRST STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
TROMETTER, PETER (et al.)

Case Number
2023CV23

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/07/2023 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	532 1/2 STREET CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	5/1	Time:	1426
Deputy:	6	Mileage:	

Attorney / Originator:

Name: PURCELL, KRUG & HALLER	Phone: 717-234-4178
-------------------------------------	----------------------------

Service Attempts:

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

Service Attempt Notes:

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

POSTING)

2023CV23

532 1/2 STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV23

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, JUNE 07, 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 parcel or lot of land situate in the Borough of Catawissa, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

On the North by land formerly belonging to Henry Hollingshead and along 2- 1/2 Street in said Borough of Catawissa and known as the Christian Hunt property. And also designated as tax parcel no. 08-02-9 in the Tax Assessment Office of Columbia County, Pennsylvania.

HAVING ERECTED THEREON A FRAME DWELLING HOUSE BEING KNOWN AND NUMBERED AS 532 TWO AND ONE-HALF STREET, CATAWISSA, PA 17820.

TAX PARCEL08-02-009

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING the same premises which Gwendolyn Bobbie and Jason K. Nahodil, by Deed dated October 30, 2007 and recorded November 7, 2002, Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, Instrument No. 2007-11407, granted and conveyed unto Peter J. Trometter and Tara D. Johnson. Tara D. Johnson is now known as Tara D. Trometter.

PROPERTY ADDRESS: 532 1/2 STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-02-009

Seized and taken into execution to be sold as the property of PETER TROMETTER, TARA TROMETTER in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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:
PURCELL, KRUG & HALLER
HARRISBURG, PA 717-234-4178

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
TROMETTER, PETER (et al.)

Case Number
2023CV23

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 20
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 06/07/2023 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS *Unable to locate*

Serve To:

Name: TARA TROMETTER
Primary Address: 532 1/2 STREET CATAWISSA, PA 17820 *Bad*
Phone: **DOB:** 03/10/1981
Alternate Address: 401 MARKET STREET APT X C BLOOMSBURG, PA 17815 *Bad*
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: 4-21-23 **Time:** 0800
Deputy: 6 **Mileage:**

Attorney / Originator:

Name: PURCELL, KRUG & HALLER **Phone:** 717-234-4178

Service Attempts:

Date:	3/29/23	3/30/23	3/31/23	3/31/23	4/4/23	4-13-23
Time:	13:28	1146	8:49	15:51	1448	0847
Mileage:						
Deputy:	5	6+17	5	5	15	6

Service Attempt Notes:

1. Property empty
2. No Apt T located on Market St
3. Checked J-NET, No info.
4. Checked Post Office, Gave address (Apt. C not Apt. T)
5. No Answer
6. No Answer

TROM532 17820-RFS-1622 *94 03/31/23
 NOTIFY SENDER OF NEW ADDRESS
 TROMETTER, TARA
 401 MARKET ST APT C
 BLOOMSBURG PA 17815-1749



TROMETTER, TARA 2023CV23 532 1/2 STREET, CATAWISSA, PA 17820 NO EXPIRATION

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

PETER J. TROMETTER AND
TARA D. TROMETTER F/K/A TARA D. JOHNSON,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2023-CV-23

2023-ED-20

IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: 532 TWO AND ONE-HALF STREET, CATAWISSA, PA 17820 as follows:

Amount due pursuant to Judgment \$77,375.19

TOTAL WRIT \$77,375.19

PLUS COSTS:

Dated: 3/24/2023

Barbara N. Selveti
PROTHONOTARY

(SEAL)

By Melissa Traugh
DEPUTY

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2024

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
TROMETTER, PETER (et al.)

Case Number
2023CV23

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/07/2023 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	532 1/2 STREET CATAWISSA, PA 17820
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:	PURCELL, KRUG & HALLER	Phone:	717-234-4178
--------------	------------------------	---------------	--------------

Service Attempts:

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

Service Attempt Notes:

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

(POSTING)

2023CV23

532 1/2 STREET, CATAWISSA, PA 17820

NO EXPIRATION

Trometter

REAL ESTATE OUTLINE

ED # 20

DATE RECEIVED 3-24-2023
DOCKET AND INDEX 2023 CV 23

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>	<i>emailed 3-25-23</i>
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</u>	<u>X</u>	CK# <u>249932</u>

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

SALE DATE June 7 TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>May 17</u>
	2 ND WEEK	<u>May 24</u>
	3 RD WEEK	<u>May 31</u>

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: March 28, 2023

Re: Sheriffs Sale Advertising Dates
PENNSYLVANIA HOUSING FINANCE AGENCY
VS.
PETER J. & TARA D. TROMETTER

No. 23 of 2023 J.D. and No. 20 of 2023 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week May 17th 2023

2nd Week May 24th 2023

3rd Week May 31st 2023

SALE DATE: **June 7th 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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
TROMETTER, PETER (et al.)

Case Number
2023CV23

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	20
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/07/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	PETER TROMETTER
Primary Address:	191 E BLACK BEAR CATAWISSA, PA 17820
Phone:	DOB: 03/10/1981
Alternate Address:	191 A BLACK BEAR DRIVE CATAWISSA, PA 17820
Phone:	570-233-0972

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Eric Trometter		
Relation:	Brother		
Date:	3/29/23	Time:	14:00
Deputy:	5	Mileage:	

Attorney / Originator:

Name: PURCELL, KRUG & HALLER	Phone: 717-234-4178
-------------------------------------	----------------------------

Service Attempts:

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

Service Attempt Notes:

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

TROMETTER, PETER
2023CV23
191 E BLACK BEAR, CATAWISSA, PA 17820
NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
TROMETTER, PETER (et al.)

Case Number
2023CV23

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 20

Manner: < Not Specified > **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 06/07/2023 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: Julie Klinger

Relation:

Date: 3/30/23 **Time:** 0916

Deputy: Stokes #15 **Mileage:**

Attorney / Originator:

Name: PURCELL, KRUG & HALLER **Phone:** 717-234-4178

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2023CV23 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



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
TROMETTER, PETER (et al.)

Case Number
2023CV23

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	20
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/07/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally <input checked="" type="checkbox"/> Adult In Charge <input checked="" type="checkbox"/> Posted <input type="checkbox"/> Other <input type="checkbox"/>		
Adult In Charge:	Deb Hower		
Relation:			
Date:	3/30/23	Time:	0913
Deputy:	STOLCES #45	Mileage:	

Attorney / Originator:

Name:	PURCELL, KRUG & HALLER	Phone:	717-234-4178
--------------	------------------------	---------------	--------------

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

2023CV23

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
TROMETTER, PETER (et al.)

Case Number
2023CV23

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	20
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/07/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	OCCUPANT
Primary Address:	532 1/2 STREET CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:	Posted		
Date:	3/29/23	Time:	13:28
Deputy:	5	Mileage:	

Attorney / Originator:

Name: PURCELL, KRUG & HALLER	Phone: 717-234-4178
-------------------------------------	----------------------------

Service Attempts:

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

Service Attempt Notes:

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

OCCUPANT

2023CV23

532 1/2 STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
TROMETTER, PETER (et al.)

Case Number
2023CV23

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	20
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/07/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	CATAWISSA WATER AUTHORITY
Primary Address:	19 SCHOOLHOUSE ROAD CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Roseann Lukus		
Relation:	Sec.		
Date:	3/29/23	Time:	13:46
Deputy:	5	Mileage:	

Attorney / Originator:

Name: PURCELL, KRUG & HALLER	Phone: 717-234-4178
-------------------------------------	----------------------------

Service Attempts:

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

Service Attempt Notes:

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

CATAWISSA WATER AUTHORITY 2023CV23 19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
TROMETTER, PETER (et al.)

Case Number
2023CV23

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	20
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 06/07/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Paula Clark		
Primary Address:	138 South Street Catawissa, PA 17820		
Phone:	570-356-2189	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:	Def		
Date:	3/29/23	Time:	13:36
Deputy:	5	Mileage:	

Attorney / Originator:

Name:	PURCELL, KRUG & HALLER	Phone:	717-234-4178
--------------	------------------------	---------------	--------------

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

CLARK, PAULA

2023CV23

138 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 03/30/2023

Fee: \$5.00

Cert. NO: 43641

TROMETTER PETER J
TARA D JOHNSON
532 2 1/2 STREET
CATAWISSA PA 17820

District: CATAWISSA BORO
Deed: 20071 -1407
Location: 532 TWO AND ONE HALF
Parcel Id:08 -02 -009-00,000

Assessment: 21,136
Balances as of 03/30/2023

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BY 4/30/2023
		NO TAX CLAIM TAXES DUE					BALANCE

TOTAL \$0.00

\$0.00

By: Sheriff

Per: dh.

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 03/28/23

Account:

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

Ad ID: 1265634
Description: Trometter Sale
Run Dates: 05/17/23 to 05/31/23
Class: 2
Agate Lines: 225
Blind Box:

Total Ad Cost \$1,600.25
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	05/17/23	05/31/23	3	\$1,600.25

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV23

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, JUNE 07, 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 parcel or lot of land situate in the Borough of Catawissa, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

On the North by land formerly belonging to Henry Hollingshead and along 2- 1/2 Street in said Borough of Catawissa and known as the Christian Hunt property. And also designated as tax parcel no. 08-02-9 in the Tax Assessment Office of Columbia County, Pennsylvania.

HAVING ERECTED THEREON A FRAME DWELLING HOUSE BEING KNOWN AND NUMBERED AS 532 TWO AND ONE-HALF STREET, CATAWISSA, PA 17820.

TAX PARCELO8-02-009

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING the same premises which Gwendolyn Bobbie and Jason K. Nahodil, by Deed dated October 30, 2007 and recorded November 7, 2002, Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, Instrument No. 2007-11407, granted and conveyed unto Peter J. Trometter and Tara D. Johnson. Tara D. Johnson is now known as Tara D. Trometter.

PROPERTY ADDRESS: 532 1/2 STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-02-009

Seized and taken into execution to be sold as the property of PETER TROMETTER, TARA TROMETTER in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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:
PURCELL, KRUG & HALLER
HARRISBURG, PA 717-234-4178

TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

COPY

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

PETER J. TROMETTER AND
TARA D. TROMETTER F/K/A TARA D. JOHNSON,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2023-CV-23

2023-ED-20
IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 532 TWO AND ONE-HALF STREET, CATAWISSA, PA 17820:

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

PETER J. TROMETTER
532 2 1/2 STREET
CATAWISSA, PA 17820

TARA D. TROMETTER
F/K/A TARA D. JOHNSON
532 2 1/2 STREET
CATAWISSA, PA 17820

PETER J. TROMETTER
191 E. BLACK BEAR
CATAWISSA, PA 17820

2. Name and address of Defendants in the Judgment, if different from that listed. in (1) above: **SAME**

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

4. Name and address of last recorded **holder of every mortgage** of record:
PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

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

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: **UNKNOWN**

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:

Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

TENANT/OCCUPANT
532 2 1/2 STREET
CATAWISSA, PA 17820

PA Department of Revenue
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

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. Section 4904 relating to unsworn falsification to authorities.

Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: March 23, 2023

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendants: **PETER J. TROMETTER AND
TARA D. TROMETTER F/K/A TARA D. JOHNSON**

Filed to No. **2022-CV-23** 2023-ED-20

INSTRUCTIONS

This is real estate execution. The property is located at:

532 TWO AND ONE-HALF STREET, CATAWISSA, PA 17820

(A more complete legal description accompanies these documents.)

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

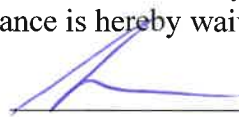
**PETER J. TROMETTER
191 E. BLACK BEAR
CATAWISSA, PA 17820**

**TARA D. TROMETTER F/K/A TARA D. JOHNSON
532 2 1/2 STREET
CATAWISSA, PA 17820**

WAIVER OF WATCHMAN AND INSURANCE

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

NOW, March 23, 2023 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

ALL that certain parcel or lot of land situate in the Borough of Catawissa, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

On the North by land formerly belonging to Henry Hollingshead and along 2-½ Street in said Borough of Catawissa and known as the Christian Hunt property. And also designated as tax parcel no. 08-02-9 in the Tax Assessment Office of Columbia County, Pennsylvania.

HAVING ERECTED THEREON A FRAME DWELLING HOUSE BEING KNOWN AND NUMBERED AS 532 TWO AND ONE-HALF STREET, CATAWISSA, PA 17820.

TAX PARCEL #: 08-02-009

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING the same premises which Gwendolyn Bobbie and Jason K. Nahodil, by Deed dated October 30, 2007 and recorded November 7, 2002, Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, Instrument No. 2007-11407, granted and conveyed unto Peter J. Trometter and Tara D. Johnson. Tara D. Johnson is now known as Tara D. Trometter.

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

Vs.

PETER J. TROMETTER AND
TARA D. TROMETTER F/K/A TARA D. JOHNSON,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2022-CV-23

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

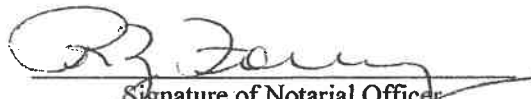
Personally appeared before me, a Notary Public in and for said Commonwealth and County, **LEON P. HALLER, ESQUIRE** who being duly sworn according to law deposes and states that the Defendant/s above named is/are not on active duty in the Military Service nor engaged in any way which would bring them within the Servicemembers' Civil Relief Act. A copy of the search through the Defense Manpower Data Center website is attached.

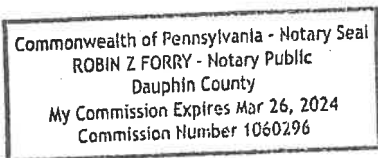

LEON P. HALLER, ESQUIRE

Commonwealth of Pennsylvania
County of Dauphin

This record was acknowledged before me on the 23rd day of March, 2023, by Leon P. Haller, Attorney, who represents that he is authorized to act on behalf of Pennsylvania Housing Finance Agency.

(affix notary stamp here)


Signature of Notarial Officer





Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-
 Birth Date:
 Last Name: TROMETTER
 First Name: PETER
 Middle Name: J
 Status As Of: Mar-23-2023
 Certificate ID: PF82YS2FJL2PLNS

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, 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.

Michael V. Sorrento, Director
 Department of Defense - Manpower Data Center
 400 Gigling Rd.
 Seaside, CA 93955



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

SSN: XXX-XX-
 Birth Date:
 Last Name: JOHNSON
 First Name: TARA
 Middle Name: D
 Status As Of: Mar-23-2023
 Certificate ID: V2L295JBHH3YGTY

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 individual's 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, 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.

Michael V. Sorrento, Director
 Department of Defense - Manpower Data Center
 400 Gigling Rd.
 Seaside, CA 93955

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2022 CV-23 2023-ED-20

PENNSYLVANIA HOUSING FINANCE AGENCY Plaintiff

vs

PETER J. TROMETTER AND

TARA D. TROMETTER F/K/A TARA D. JOHNSON Defendants

Real Estate: 532 TWO AND ONE-HALF STREET
CATAWISSA, PA 17820

Municipality: BOROUGH OF CATAWISSA

Dimensions: 0.25 ACRES

See Instrument #: 2007-11407

Tax Parcel #: 08-02-009-00,000

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE PROPERTY OF PETER J. TROMETTER AND TARA D. TROMETTER
F/K/A TARA D. JOHNSON

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17104
(717) 234-4178

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

PETER J. TROMETTER AND
TARA D. TROMETTER F/K/A TARA D. JOHNSON,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2023-CV-23

2023-ED-20
IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: June 7th 2023

TIME: 9:00am

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

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

532 TWO AND ONE-HALF STREET, CATAWISSA, PA 17820

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2022-CV-23

JUDGMENT AMOUNT \$77,375.19

THE NAMES OF THE OWNER(S) OR REPUTED OWNER(S) of this property:

PETER J. TROMETTER AND TARA D. TROMETTER F/K/A TARA D. JOHNSON

A **SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

Columbia County Lawyer Referral Service - North Penn Legal Services
168 East 5th Street - Bloomsburg, PA 17815 (570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff 717-234-4178
1719 North Front Street, Harrisburg, PA 17102

ALL that certain parcel or lot of land situate in the Borough of Catawissa, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

On the North by land formerly belonging to Henry Hollingshead and along 2-½ Street in said Borough of Catawissa and known as the Christian Hunt property. And also designated as tax parcel no. 08-02-9 in the Tax Assessment Office of Columbia County, Pennsylvania.

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TAX PARCEL #: 08-02-009

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BEING the same premises which Gwendolyn Bobbie and Jason K. Nahodil, by Deed dated October 30, 2007 and recorded November 7, 2002, Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, Instrument No. 2007-11407, granted and conveyed unto Peter J. Trometter and Tara D. Johnson. Tara D. Johnson is now known as Tara D. Trometter.

Document Receipt

Trans # 19397 Carrier / service: USPS Server First-Class Mail® 3/28/2023 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000188095

Doc Ref #: 2023ED20

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans # 19397 Carrier / service: USPS Server First-Class Mail® 3/28/2023 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000188095

Doc Ref #: 2023ED20

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans # 19399 Carrier / service: USPS Server First-Class Mail® 3/28/2023 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000188118

Doc Ref #: 2023ED20

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans # 19400 Carrier / service: USPS Server First-Class Mail® 3/28/2023 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

660 AMERICAN AVENUE
301

Tracking #: 71901140006000188125

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV23

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, JUNE 07, 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 parcel or lot of land situate in the Borough of Catawissa, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

On the North by land formerly belonging to Henry Hollingshead and along 2- 1/2 Street in said Borough of Catawissa and known as the Christian Hunt property. And also designated as tax parcel no. 08-02-9 in the Tax Assessment Office of Columbia County, Pennsylvania.

HAVING ERECTED THEREON A FRAME DWELLING HOUSE BEING KNOWN AND NUMBERED AS 532 TWO AND ONE-HALF STREET, CATAWISSA, PA 17820.

TAX PARCEL08-02-009

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING the same premises which Gwendolyn Bobbie and Jason K. Nahodil, by Deed dated October 30, 2007 and recorded November 7, 2002, Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, Instrument No. 2007-11407, granted and conveyed unto Peter J. Trometter and Tara D. Johnson. Tara D. Johnson is now known as Tara D. Trometter.

PROPERTY ADDRESS: 532 1/2 STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-02-009

Seized and taken into execution to be sold as the property of PETER TROMETTER, TARA TROMETTER in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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:
PURCELL, KRUG & HALLER
HARRISBURG, PA 717-234-4178

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WZ523559-04-21

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

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102


First National Bank
60-1809/433

CHECK NO. 249932
CHECK DATE 03/14/2023

249932

PAY Two thousand and NO/100 *****

CHECK AMOUNT
\$2,000.00

TO THE ORDER OF COLUMBIA COUNTY SHERIFF



VOID AFTER 90 DAYS
AUTHORIZED SIGNATURE 

AUTHORIZED SIGNATURE

MP

Security Features Included  Details on back.

⑈ 249932⑈ ⑆043318092⑆ 513209312⑈

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