

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

**Timothy T. Chamberlain**  
Sheriff

**Michael A. Beyer**  
Chief Deputy



**MORTGAGE ASSETS MANAGEMENT, LLC**  
vs.  
**JAY C FENSTERMAKER (et al.)**

**Case Number**  
**2023CV547**

**PROPERTY ADDRESS**

262 E. 8TH STREET, BLOOMSBURG, PA 17815

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
10/17/2023	Advance Fee	Advance Fee	38863	\$0.00	\$1,350.00
10/17/2023	Advertising Sale (Newspaper)			\$15.00	\$0.00
10/17/2023	Advertising Sale Bills & Copies			\$17.50	\$0.00
10/17/2023	Crying Sale			\$10.00	\$0.00
10/17/2023	Docketing			\$15.00	\$0.00
10/17/2023	Levy			\$15.00	\$0.00
10/17/2023	Mailing Costs			\$24.00	\$0.00
10/17/2023	Posting Handbill			\$15.00	\$0.00
10/17/2023	Press Enterprise Inc.			\$1,917.50	\$0.00
10/17/2023	Sheriff Automation Fund			\$50.00	\$0.00
10/17/2023	Web Posting			\$100.00	\$0.00
01/22/2024	Service			\$135.00	\$0.00
01/22/2024	Service Mileage			\$6.00	\$0.00
01/22/2024	Copies			\$4.50	\$0.00
01/22/2024	Notary Fee			\$10.00	\$0.00
01/22/2024	Tax Claim Search			\$5.00	\$0.00
01/22/2024	Surcharge			\$40.00	\$0.00
01/23/2024	Continued or Cancelled Sale	Postponed to: 4/3/2024		\$10.00	\$0.00
				<b>\$2,389.50</b>	<b>\$1,350.00</b>
<b>TOTAL BALANCE:</b>				<b>\$(1,039.50)</b>	

**STERN & EISENBERG, PC**  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025

April 2, 2024

VIA TELECOPY TO: (570) 389-5625  
Sheriff's Office of Columbia  
35 West Main Street  
Bloomsburg, PA 17815

RE: PHH Mortgage Corporation v. Dorothy Fetter Fenstermaker and Jay C Fenstermaker  
C.C.P. Columbia COUNTY NO. 2023-CV-547  
Premises: 262 E 8th St. Bloomsburg, PA 17815

Dear Sir or Madam:

Kindly STAY the sheriff's sale scheduled for April 3, 2024 for the above referenced Premises.  
No consideration has been received in this matter.

Thank you.

Very truly yours,  
*Aliasha Porter*  
Legal Assistant  
STERN & EISENBERG PC

TX Result Report

P 1  
 03/08/2024 11:08  
 Serial No. ACT9011005893  
 TC: 68653

Addressee	Start Time	Time	Prints	Result	Note
912155725025	03-08 11:07	00:00:44	002/002	OK	ORG

**Note** TMR:Timer TX, POL:Polling, ORG:Original Size Setting, FME:Frame Erase TX, DPG:Page Separation TX, MIX:Mixe Original TX, CALL:Manual TX, CSRC:CSRC, FWD:Forward, PC:PC-FAX, BND:Double-Sided Binding Direction, SP:Special Original, FCODE:F-code, RTX:Re-Tx, RLV:Relay, MEX:Confidential, BUL:Bulletin, IPADR:IP Address Fax, I-FAX:Internet Fax IP-FAX: IP-FAX(SIP)

**Result** OK: Communication OK, S-OK: Stop Communication, PW-OFF: Power Switch OFF, TEL: RX from TEL, NG: Other Error, Cont: Continue, No Ans: No Answer, Refuse: Receipt Refused, Busy: Busy, M-Full:Memory Full, LOVR:Receiving length over, POVR:Receiving Page Over, FIL:File Error, DC:Decode Error, MDN:MDN Response Error, DSN:DSN Response Error, PRINT:Compulsory Memory Document Print, DEL:Compulsory Memory Document Delete, SEND:Compulsory Memory Document Send.

COLUMBIA COUNTY SHERIFF'S OFFICE  
 PO BOX 380  
 PH 570-389-5622 | FAX 570-389-5625  
 www.sheriffofcolumbiacounty.com

fax

TO: Stern & Eisenberg FROM: Sheriff Timothy Chamberlain  
 FAX: PAGES: 2  
 PHONE: DATE: March 8, 2024  
 RE: Fenstermacher Foreclosure CC:

Urgent  For Review  Please Comment  Please Reply  Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$1,039.50.

COLUMBIA COUNTY SHERIFF'S OFFICE  
PO BOX 380  
PH 570-389-5622 | FAX 570-389-5625  
www.sheriffofcolumbiacounty.com

# fax

TO: Stern & Eisenberg FROM: Sheriff Timothy Chamberlain

---

FAX: PAGES: 2

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PHONE: DATE: March 8, 2024

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RE: Fenstermacher Foreclosure CC:

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Urgent  For Review  Please Comment  Please Reply  Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$1,039.50.

**STERN & EISENBERG, PC**  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025

April 2, 2024

VIA TELECOPY TO: (570) 389-5625  
Sheriff's Office of Columbia  
35 West Main Street  
Bloomsburg, PA 17815

RE: PHH Mortgage Corporation v. Dorothy Fetter Fenstermaker and Jay C Fenstermaker  
C.C.P. Columbia COUNTY NO. 2023-CV-547  
Premises: 262 E 8th St, Bloomsburg, PA 17815

Dear Sir or Madam:

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Thank you.

Very truly yours,  
*Aliasha Porter*  
Legal Assistant  
STERN & EISENBERG PC

**STERN & EISENBERG, PC**  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025

April 2, 2024

VIA TELECOPY TO: (570) 389-5625  
Sheriff's Office of Columbia  
35 West Main Street  
Bloomsburg, PA 17815

RE: PHH Mortgage Corporation v. Dorothy Fetter Fenstermaker and Jay C Fenstermaker  
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Legal Assistant  
STERN & EISENBERG PC

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1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025

March 8, 2024

VIA TELECOPY TO: (570) 389-5625  
Sheriff's Office of Columbia  
35 West Main Street  
Bloomsburg, PA 17815

RE: Mortgage Assets Management, LLC v. Dorothy Fetter Fenstermaker and Jay C Fenstermaker

C.C.P. Columbia COUNTY NO. 2023-CV-547

Premises: 262 E 8th St. Bloomsburg, PA 17815

Dear Sir or Madam:

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Thank you.

Very truly yours,  
STERN & EISENBERG PC



Stern & Eisenberg, PC

**Stern & Eisenberg, PC**  
1581 Main Street, Suite 200  
Warrington, Pennsylvania 18976  
Phone: (215) 572-8111  
Facsimile: (215) 572-5025  
February 27, 2024

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815  
Phone: (570) 389-5622

Re: Mortgage Assets Management, LLC v. Dorothy Fetter Fenstermaker and Jay C Fenstermaker  
Columbia County Court of Common Pleas Docket No. 2023-CV-547  
**SALE SCHEDULED FOR April 3, 2024**

Dear Madam/Sir:

Enclosed please find a Certificate of Service for filing, the original having been sent to the Columbia County Prothonotary for filing. Kindly file of record and return a time-stamped copy to our office in the enclosed self-addressed, postage-paid envelope.

Thank you for your consideration to this matter. Should you have any questions, please contact our office.

Sincerely,  
Stern & Eisenberg, PC

Kristin O'Leary-Hearn, Team Lead

;KO  
Encl.

ANDREW J. MARLEY, ESQUIRE (312314)  
KENYA BATES, ESQUIRE (203664)  
STEVEN P. KELLY, ESQUIRE (308573)  
MATTHEW FLECK, ESQUIRE (330498)  
JESSICA N. MANIS, ESQUIRE (318705)  
MATTHEW C. FALLINGS, ESQUIRE (326896)  
DANIEL P. JONES, ESQUIRE (321876)  
STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY**

Mortgage Assets Management, LLC  
Plaintiff

v.

Dorothy Fetter Fenstermaker and Jay C  
Fenstermaker  
Defendants

Civil Action No.: 2023-CV-547


MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, Matthew C. Fallings, Esquire, attorney for the within named Plaintiff, hereby certify that the Notice of Sheriff's Sale was mailed to Dorothy Fetter Fenstermaker and Jay C Fenstermaker, Defendants, by certified mail, return receipt requested and regular, first-class, postage pre-paid mail, on November 26, 2023.

I further certify that Notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage pre-paid mail, on November 26, 2023., as evidenced by copies of certificate of mailing and certified mail receipts attached.

STERN & EISENBERG, PC

By:   
Matthew C. Fallings, Esquire  
Attorney for Plaintiff

Date: February 27, 2024

**CERTIFICATE OF COMPLIANCE**

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

Submitted by: Plaintiff

Signature:  \_\_\_\_\_

Name: Matthew C. Fallings, Esquire

Attorney No. (if applicable): 326896

ANDREW J. MARLEY, ESQUIRE (312314)  
KENYA BATES, ESQUIRE (203664)  
STEVEN P. KELLY, ESQUIRE (308573)  
MATTHEW FLECK, ESQUIRE (330498)  
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THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY**

Mortgage Assets Management, LLC  
Plaintiff

v.  
Dorothy Fetter Fenstermaker  
and  
Jay C Fenstermaker  
Defendants

Civil Action No. : 2023-CV-547

MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Dorothy Fetter Fenstermaker  
211 E. First Street  
Bloomsburg, PA 17815

Dorothy Fetter Fenstermaker  
262 E 8th Street  
Bloomsburg, PA 17815

Jay C Fenstermaker  
211 E. First Street  
Bloomsburg, PA 17815

Jay C Fenstermaker  
262 E 8th Street  
Bloomsburg, PA 17815

Your real estate at 262 E 8th St, Bloomsburg, PA 17815 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on April 3, 2024 at 9:00 AM to enforce the court judgment of \$98,586.82 obtained by Mortgage Assets Management, LLC against you.



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

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

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Stern & Eisenberg, PC, at telephone number (215) 572-8111.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling



570-389-5622 to determine the actual date of filing of said schedule.

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

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

North Penn Legal Services  
168 East Fifth Street  
Bloomsburg, PA 17815  
(570) 784-8760

Columbia County Prothonotary  
35 West Main Street  
Bloomsburg, PA 17815  
(570) 389-5614



STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY

Mortgage Assets Management, LLC  
Plaintiff

v.

Dorothy Fetter Fenstermaker  
and  
Jay C Fenstermaker  
Defendants

Civil Action No. : 2023-CV-547

MORTGAGE FORECLOSURE

RE: PREMISES: 262 E 8th St, Bloomsburg, PA 17815

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on **April 3, 2024 at 9:00 AM** at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$98,586.82 together with interest, costs and such other allowed amounts, thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, and/or the lien you have on the premises. If you have any questions regarding the type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

STERN & EISENBERG, PC  
Attorney for Plaintiff



Stem & Eisenberg, P. C.  
P. O. Box 9101  
Temecula, CA 92589-9101

Send Payments to:  
Stem & Eisenberg, P. C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
Stem & Eisenberg, P. C.  
1581 Main Street, Suite 200  
Warrington, PA 18976



9314 7100 1170 1160 0618 14

**RETURN RECEIPT REQUESTED**

20240226-293

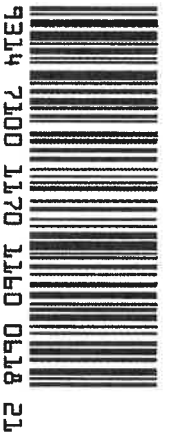
|||  
Dorothy Fetter Fenstermaker  
211 E. First Street  
Bloomsburg, PA 17815

GENCORR\_CMFC





Stern & Eisenberg, P.C.  
P.O. Box 9101  
Temecula, CA 92589-9101



**RETURN RECEIPT REQUESTED**

Send Payments to:  
Stern & Eisenberg, P.C.  
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Warrington, PA 18976

Send Correspondence to:  
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Warrington, PA 18976

20240226-293

|||||  
Dorothy Fetter Fenstermaker  
262 E 8th Street  
Bloomsburg, PA 17815

GENCORR\_CMFC





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9314 7100 1170 1160 0618 38

**RETURN RECEIPT REQUESTED**

20240226-293

Jay C Fenstermaker  
211 E. First Street  
Bloomsburg, PA 17815

GENCORR\_CMFC



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Temecula, CA 92589-9101



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20240226-293

Jay C Fenstermaker  
211 E. First Street  
Bloomsburg, PA 17815

GENCORR\_CMFC



Stem & Eisenberg, P.C.  
P.O. Box 9101  
Temecula, CA 92589-9101



9314 7200 1170 1160 0518 45

**RETURN RECEIPT REQUESTED**

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Warrington, PA 18976

Send Correspondence to:  
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Warrington, PA 18976

20240226-293



Jay C Fenstermaker  
262 E 8th St  
Bloomsburg, PA 17815

GENCORR\_CMFC



Stern & Eisenberg, P.C.  
P.O. Box 9101  
Temecula, CA 92589-9101

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1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976



2388292221

20240226-293



Jay C Fenstermaker  
262 E 8th St  
Bloomsburg, PA 17815

GENCORR\_CMFC



Stern & Eisenberg, P.C.  
P.O. Box 9101  
Temecula, CA 92589-9101




2388292186

PRESORT  
First-Class Mail  
U.S. Postage and  
Fees Paid  
WSO

Send Payments to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

20240226-293

  
Secretary of Housing and Urban Development  
c/o U.S. Attorney General, Department of Justice,  
Justice Enforcement Unit  
950 Pennsylvania Avenue  
Washington, DC 20530





Stern & Eisenberg, P.C.  
P.O. Box 9101  
Temecula, CA 92589-9101




2388292187

PRESORT  
First-Class Mail  
U.S. Postage and  
Fees Paid  
WSO

Send Payments to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

20240226-293

  
Commonwealth of Pennsylvania  
Department of Revenue  
Bureau of Compliance - Lien Section  
P.O. Box 280948  
Harrisburg, PA 17128



Stern & Eisenberg, P.C.  
P.O. Box 9101  
Temecula, CA 92589-9101




2388292184

PRESORT  
First-Class Mail  
U.S. Postage and  
Fees Paid  
WSO

Send Payments to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

20240226-293

  
PA Department of Revenue  
P.O.Box 280601  
Harrisburg, PA 17128





Stern & Eisenberg, P.C.  
P.O. Box 9101  
Temecula, CA 92589-9101




2388292183

PRESORT  
First-Class Mail  
U.S. Postage and  
Fees Paid  
WSO

Send Payments to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

20240226-293

  
PA Department of Revenue  
Bureau of Individual Taxes  
P.O. Box 280601  
Harrisburg, PA 17128-0502



Stern & Eisenberg, P.C.  
P.O. Box 9101  
Temecula, CA 92589-9101



2388292182

PRESORT  
First-Class Mail  
U.S. Postage and  
Fees Paid  
WSO

Send Payments to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

20240226-293



Occupant  
262 E 8th St  
Bloomsburg, PA 17815



Stern & Eisenberg, P.C.  
P.O. Box 9101  
Temecula, CA 92589-9101




2388292181

PRESORT  
First-Class Mail  
U.S. Postage and  
Fees Paid  
WSO

Send Payments to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

20240226-293

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



# Invoice



**PLEASE REMIT TO:**

Walz Group, LLC  
27398 Via Industria  
Temecula, CA 92590-3699

**Invoice Number:** T044858-54  
**Invoice Date:** 2/27/2024  
**Customer Number:** 01-0293293  
**Terms:** Due Upon Receipt  
**Reference Number:** PA202300000516  
**Servicer/Client:**

**SOLD TO:**

Stern & Eisenberg, P.C  
1581 Main St. Suite 200  
Warrington, PA 18976

**Property Address:**  
262 E 8th St  
Bloomsburg, PA 17815

Mail Date	Service/Item	Description	Article Number	Qty	Unit Price	Total
2/26/2024	POSTAGE	GENCORR	2388292180	1	0.640	0.640
2/26/2024	POSTAGE	GENCORR	2388292181	1	0.640	0.640
2/26/2024	POSTAGE	GENCORR	2388292182	1	0.640	0.640
2/26/2024	POSTAGE	GENCORR	2388292183	1	0.640	0.640
2/26/2024	POSTAGE	GENCORR	2388292184	1	0.640	0.640
2/26/2024	POSTAGE	GENCORR	2388292185	1	0.640	0.640
2/26/2024	POSTAGE	GENCORR	2388292186	1	0.640	0.640
2/26/2024	POSTAGE	GENCORR	2388292187	1	0.640	0.640
2/26/2024	POSTAGE	GENCORR_CMFC	2388292218	1	1.630	1.630
2/26/2024	POSTAGE	GENCORR_CMFC	2388292219	1	1.630	1.630
2/26/2024	POSTAGE	GENCORR_CMFC	2388292220	1	1.630	1.630
2/26/2024	POSTAGE	GENCORR_CMFC	2388292221	1	1.630	1.630
2/26/2024	POSTAGE	GENCORR_CMFC	9314710011701160061814	1	9.680	9.680
2/26/2024	POSTAGE	GENCORR_CMFC	9314710011701160061821	1	9.680	9.680
2/26/2024	POSTAGE	GENCORR_CMFC	9314710011701160061838	1	9.680	9.680
2/26/2024	POSTAGE	GENCORR_CMFC	9314710011701160061845	1	9.680	9.680

**Total Postage:** \$50.36

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.

**DRIVE-THRU HOURS: 9:00am-3:00pm**  
Our Drop-Off Box at the Drive-Thru is available 24/7

**PLACING CLASSIFIED ADS**  
• email to: [classifieds@presenteronline.com](mailto:classifieds@presenteronline.com)  
• online: [presenteronline.com](http://presenteronline.com)  
• Call Mon.-Fri. 9:00am-3:00pm: **570-784-6151**

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Must Submit online: [presenteronline.com](http://presenteronline.com)  
1. click CLASSIFIEDS • 2. click PLACE AN AD • 3. fill in your info

Some restrictions apply. No phone or drop-off submissions accepted.

**MISSED PAPER? 570-784-2121, ext. 4980 by 10am**

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# classifieds

[www.presidenteronline.com](http://www.presidenteronline.com)

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023CV647

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, JANUARY 24 2024**  
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 LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA; CITY OF BLOOMSBURG, AND DESCRIBED AS FOLLOWS:

THE FIRST THEREOF, ALL THAT CERTAIN LOT OF GROUND SITUATE ON THE SOUTH SIDE OF EIGHTH STREET, BEING PART OF THE PENNSYLVANIA CANAL, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE EAST BY LOT NOW OWNED BY JOHN ADAMS, ON THE SOUTH BY THE PENNSYLVANIA CANAL;

ON THE WEST BY LAND NOW OR LATE OF NICHOLAS C. KINTOD AND ON THE NORTH BY THE SAID EIGHTH STREET, BEING 40 FEET ON BENTH STREET AND EXTENDING OF EQUAL WIDTH TO THE PENNSYLVANIA CANAL;

THE SECOND THEREOF, BEGINNING AT A POINT ON THE NORTHERN SIDE OF A 20 FOOT PARALLEL WITH EIGHTH STREET, TO BE DESIGNATED AS CANAL STREET, SAID POINT BEING ON THE WESTERN LINE OF LAND OF JOHN ADAMS, EXTENDING SENS 20 LINE OF LAND OF M.H.RHODES, THENCE BY THE NORTHERN SIDE OF CANAL STREET SOUTH 81 DEGREES, FIFTEEN MINUTES WEST, 40 FEET TO THE EASTERN LINE OF LAND OF DANIEL FEETTER, EXTENDED, BEING LAND OWNED BY SAID M.H.RHODES, THENCE BY THE SAME IN A NORTHWESTERLY DIRECTION 58 FEET 10 INCHES TO THE SOUTHERN SIDE OF H.M.GROTZ, THENCE IN A NORTHEASTERLY DIRECTION 40 FEET TO INTERSECTION OF LINE OF LAND OF JOHN ADAMS AND LAND OF M.H.RHODES, THENCE BY THE SAME IN A SOUTHEASTERLY DIRECTION 59 FEET 8 INCHES TO A POINT ON THE NORTHERN SIDE OF CANAL STREET, THE PLACE OF BEGINNING.

AS 2023CV647

ALL THAT CERTAIN piece, parcel and tract of land together with the two-story frame single dwelling house thereon erected, lying and being situate on the north side of Third Avenue in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot No. 913, this being the west side of the second lot west of Market Street on the north side of Third Avenue, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, and a portion of the Berwick Land and Improvement Company of the Borough of Berwick, which was formerly the Ferris Farm. See plot or plan recorded in the Recorder's Office at Bloomsburg, Pennsylvania, Map, Book No. 1, Page 386; thence in a northwesterly direction along Lot No. 913, a distance of one hundred sixty (160) feet to a fifteen (15) foot alley, thence in a westerly direction along said alley, a distance of forty (40) feet to the corner of Lot No. 915; thence in a southerly direction along Lot No. 915, a distance of one hundred sixty (160) feet to Third Avenue, thence in an easterly direction along Third Avenue, a distance of forty (40) feet to the place of BEGINNING. This description is intended to cover and convey single houses and Lot No. 914.

BEING THE SAME PREMISES which Kevin P. Doran and Kimberly J. Doran granted and conveyed to Niall L. Makar by Deed dated October 19, 2017 and recorded October 19, 2017 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 201708167.

KNOWN AS 1409 Third Avenue, Berwick, Pennsylvania

PARCEL NO. 04D-06-121-00,000

PROPERTY ADDRESS: 149 THIRD AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 040-06-121-00,000

Seized and taken into execution to be sold as the property of NIALL L. MAKAR in suit of FULTON BANK N.A.

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: TIMOTHY CHAMBERLAIN, Sheriff HENRY S. BEAZLEY, Treasurer Columbia County, Pennsylvania, WARRINGTON, PA 1-215-572-6111

Attorney for the Plaintiff: STERN & EISENBERG, P.C. WARRINGTON, PA 1-215-572-6111

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff HENRY S. BEAZLEY, Treasurer Columbia County, Pennsylvania, WARRINGTON, PA 1-215-572-6111

Attorney for the Plaintiff: STERN & EISENBERG, P.C. WARRINGTON, PA 1-215-572-6111

**BAILEY A. WEST, PLAINTIFF,**  
vs.  
**SIAMON T. WEST, DEFENDANT**

**NOTICE TO DEFENDANT**

If you wish to deny any of the statements set forth in this affidavit, you must file a Counter-Affidavit within twenty (20) days after this Affidavit has been served on you or the statements will be admitted.

**NOTICE OF INTENTION TO FILE THE PRECISE TO TRANSMIT RECORD UNDER SECTION 3301(a)(2) OR SECTION 3301(d) OF THE DIVORCE CODE**

To: Shaaron T. West

You have been sued in an action for divorce. You have failed to answer the complaint or file a counter-affidavit to the Affidavit to Establish Presumption of Consent under Section 3301(a)(2) of the Divorce Code or the Affidavit under Section 3301(d) of the Divorce Code. Therefore, on or after February 26, 2024, the other party can request the court enter a final decree in divorce or, if there are unresolved ancillary claims, an order approving grounds for divorce as indicated on the proposed Precise to Transmit Record, which is attached.

If you do not file an answer with your signature notarized or verified by the above date, the court can enter a final decree in divorce or, if there are unresolved ancillary claims, an order approving grounds for divorce.

Unless you have already filed with the court a written claim for economic relief, you must do so by the above date, or the court may grant the divorce or an order approving grounds for divorce and you may lose the right to ask for economic relief. The filing of the form counter-affidavit alone does not protect your economic claims.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, YOU CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services PENNSYLVANIA LAWYER REFERRAL SERVICE  
(707) 764-8780 PENNSYLVANIA BAR ASSOCIATION  
800 692-7375

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023CV123

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, JANUARY 24 2024**  
9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel and tract of land together with the two-story frame single dwelling house thereon erected, lying and being situate on the north side of Third Avenue in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot No. 913, this being the west side of the second lot west of Market Street on the north side of Third Avenue, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, and a portion of the Berwick Land and Improvement Company of the Borough of Berwick, which was formerly the Ferris Farm. See plot or plan recorded in the Recorder's Office at Bloomsburg, Pennsylvania, Map, Book No. 1, Page 386; thence in a northwesterly direction along Lot No. 913, a distance of one hundred sixty (160) feet to a fifteen (15) foot alley, thence in a westerly direction along said alley, a distance of forty (40) feet to the corner of Lot No. 915; thence in a southerly direction along Lot No. 915, a distance of one hundred sixty (160) feet to Third Avenue, thence in an easterly direction along Third Avenue, a distance of forty (40) feet to the place of BEGINNING. This description is intended to cover and convey single houses and Lot No. 914.

BEING THE SAME PREMISES which Kevin P. Doran and Kimberly J. Doran granted and conveyed to Niall L. Makar by Deed dated October 19, 2017 and recorded October 19, 2017 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 201708167.

KNOWN AS 1409 Third Avenue, Berwick, Pennsylvania

PARCEL NO. 04D-06-121-00,000

PROPERTY ADDRESS: 149 THIRD AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 040-06-121-00,000

Seized and taken into execution to be sold as the property of NIALL L. MAKAR in suit of FULTON BANK N.A.

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: TIMOTHY CHAMBERLAIN, Sheriff HENRY S. BEAZLEY, Treasurer Columbia County, Pennsylvania, WARRINGTON, PA 1-215-572-6111

Attorney for the Plaintiff: STERN & EISENBERG, P.C. WARRINGTON, PA 1-215-572-6111

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff HENRY S. BEAZLEY, Treasurer Columbia County, Pennsylvania, WARRINGTON, PA 1-215-572-6111

Attorney for the Plaintiff: STERN & EISENBERG, P.C. WARRINGTON, PA 1-215-572-6111

**MEETING NOTICE**

**ZONING CHANGE HEARING NOTICE**  
Valley Township, Monroe County, PA

The Board of Supervisors of Valley Township, Monroe County, PA will hold a public hearing on Wednesday, February 14, 2024 at 6:00PM at the Valley Township Municipal Building, 29 Inman Run Road, Danville, PA to consider a request submitted by the Pennsylvania Department of General Services/Office of Facilities and Engineering/PAHS, Building 1144, Fort Indiantown Gap, Anville, PA 17002 to change the Zoning designation of Parcel B22-28, which is located adjacent to the Pennsylvania National Guard Armory, 112 Liberty Valley Rd, Danville, PA to all neighborhood Commercial. Current zoning of the property is split between Neighborhood Commercial, Low Density Residential and Industrial. The proposed change of zoning and provisions of the Valley Township Zoning Ordinance that is an allowed change with Superior approval. Any individual may appear and give testimony regarding the Zoning Change request. The Board of Supervisors will set upon the said request during the normal monthly Supervisor meeting to be held immediately following the hearing.

Respectfully,  
Fred Stauppel  
Valley Township Zoning Officer  
fstauppel@valleytownship.com  
570-849-0080

**Public Notices**

**MEETING NOTICE**

**BANKRUPTCY**  
Chapter 7 • 13  
Local Attorney & Service  
7 HARBORVIEW BLVD. P.C.  
570-752-2200  
tanburlew@verizon.net

**Free For Free**

FREE: 68" LG Flat screen TV. Works good. Good cond. 570-752-5003

FREE: Antical Christmas Tree. Pres. all sections. Good cond. Good condition. Text 570-784-7177 after 9:00am

**MEETING NOTICE**

The Board of Directors of Northwest Area School District will hold their regular board meeting on Thursday, January 18, 2024 at 7:00 p.m. in the library of the high school.

FREE: Pitbull, Cane Corso Mix, Males, 6 mo., to good home. 570-912-3988

**Lost & Found**

FOUND: Tobey Cat w/ white paws and bib. N.umdia area. 570-854-4195

FOUND: Black, Silver Chihuahua, in the Bloomsburg area. Newark, PA. 570-854-0189

FOUND: 2004 Jeep Grand Cherokee. 570-854-4195

FOUND: 2004 Jeep Grand Cherokee. 570-854-4195

FOUND: 2004 Jeep Grand Cherokee. 570-854-4195

**Personals**

**FREE: 68" LG Flat screen TV. Works good. Good cond. 570-752-5003**

**FREE: Antical Christmas Tree. Pres. all sections. Good cond. Good condition. Text 570-784-7177 after 9:00am**

**FREE: Pitbull, Cane Corso Mix, Males, 6 mo., to good home. 570-912-3988**

**Want a Photo in Your Ad?**  
Call 570-784-6151

**YARD PERSON/ DRIVER PART-TIME**  
Valid Driver's License  
16 Towns/berks & Supply  
235 S. Poplar St.,  
Berwick  
570-752-6500

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023CV197

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, JANUARY 24 2024**  
9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point on the Northern side of John Penn Circle in line of Lot No. 9, Thence by the Eastern line of Lot No. 9, North 55 degrees East, 126 feet to a point, being the Southern line of Lot No. 8, Thence by the same, South 43 degrees 10 minutes East, 180 feet to a point being the Western side of Lot No. 11, Thence by the same, South 45 degrees 35 minutes West, 153.63 feet to a point on the Northern side of John Penn Circle; Thence by the same, North 35 degrees West, 203.31 feet to the place of Beginning.

Being known and designated as Lot No. 10 in the Maust Addition to the Township of Scott, known as Scythia Estates. Upon which is erected a two-story frame and brick dwelling.

Subject to a 6 foot utility easement extending along the Western and Northern boundary lines of the above described premises.

BEING KNOWN AS: 2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 31-04F-06-00

UPI / TAX PARCEL NUMBER: 31-04F-06-000

Seized and taken into execution to be sold as the property of MAURICE EDWARDS, CLOWY EDWARDS in suit of PENNYMAC MORTGAGE 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.

PROPERTY ADDRESS: 2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-04F-06-000

Seized and taken into execution to be sold as the property of MAURICE EDWARDS, CLOWY EDWARDS in suit of PENNYMAC MORTGAGE 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: TIMOTHY CHAMBERLAIN, Sheriff KIM LAY GROUP, P.C. Columbia County, Pennsylvania PHILADELPHIA, PA 1-215-825-6345

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff KIM LAY GROUP, P.C. Columbia County, Pennsylvania PHILADELPHIA, PA 1-215-825-6345

**WANTED**  
Metal  
Clean Copper \$3.00 to \$2.75  
Clean Brass \$2.20 to \$1.75  
Cans 45¢  
Clean Alum. 46¢  
Stainless 52¢  
Tin, Steel  
Iron & Cast \$7.00  
Industrial lot of Service  
Monday-Friday 8am-4pm  
570-750-2570  
Rt. 17 Berwick

**Jobs**

**J&D**  
General Contractor  
Retiring - 2024 Outage  
Non-Union Positions  
Flexibility, Availability  
at the Bloomsburg/  
Monroe County, PA  
Please Contact:  
Tim, Steve  
570-861-5567

**Painting**

**BRANNON PAINTING**  
INTERIOR & EXTERIOR  
784-4300

**NEW TODAY**

**CHRIS NEMCHICK PAINTING**  
Interior/Exterior, wallpaper  
750-458-0778

**DUTCH HILL PAINTING**  
Residential & Commercial  
1-483-938-9788

**Appliances**

**1990 CHEVY DUMP TRUCK**  
3000 lbs. Dump. 8.2-9.0 mi. All hydraulic work. No rust. 33,000. 570-759-0832

**2002 TOYOTA TUNDRA**  
4WD w/270,000 mi. in a Parts Garage. Truck in it. All hydraulic work. No rust. 33,000. 570-759-0832

**2003 PONTIAC SUNFIRE**  
2 dr. coupe. Auto. Good reliable transporation. \$1,300 neg. 570-858-6823

**2004 CHEVY SILVERADO**  
4WD, 76,000 original mi. 7 wheel drive. A new tires, shocks & rotors. Tires are new, very good interior. \$7,000. 570-488-0529

**Work Wanted**

**TOP DOLLAR PAID FOR JUNK VEHICLES**  
FREE ESTIMATES  
Happy Trail Truck Inc.  
570-700-2010

**AA-1 ALL CARPENTRY**  
Hill junk, odd jobs, etc. All types of wood work. 570-759-3578

**BUYING JUNK CARS**  
Seward Junction  
707-441-8287

**1998 GMC 3500 HD TRUCK**  
No rust, very good cond. 454 engine, auto trans, 2WD, A/C, Recent inspection. Ready for work. \$5,000. 570-394-1255

**HARRY'S DUMP IT AS ALWAYS**  
HIGHEST PRICES PAID FOR YOUR UNWANTED VEHICLES REGISTER TO WIN A \$100 Gift CARD! (Holidays must be complete!) CALL FOR DETAILS! (570) 459-9201 [www.wegotdumps.com](http://www.wegotdumps.com)

**NEED PRIVACY AND SPEED?**  
**Ask about our "blind boxes"!!**

**Selling a House? Call 570-784-6151!**

**1998 GMC 3500 HD TRUCK**  
No rust, very good cond. 454 engine, auto trans, 2WD, A/C, Recent inspection. Ready for work. \$5,000. 570-394-1255

**Home Improvement**

**CHIMNEY HOORS SYSTEM**  
Nestle's Chimney Service  
Siding/Addition/Alterations  
LC901352765  
FREE ESTIMATES  
570-394-8494

**1998 GMC 3500 HD TRUCK**  
No rust, very good cond. 454 engine, auto trans, 2WD, A/C, Recent inspection. Ready for work. \$5,000. 570-394-1255

**NEED PRIVACY AND SPEED?**  
**Ask about our "blind boxes"!!**

**Selling a House? Call 570-784-6151!**

**AUCTION CALENDAR**

**PUBLIC AUCTION, THURSDAY JAN. 18 @ 6:00pm**  
1000 E 3RD ST. (RT. 63), MESSICOPEK 18635  
ANTIQUES, SILVER COINS, ANIMS, 55 Gold Place  
COLLECTIBLES, FURNITURE, TOOLS, ADVERTISEMENT,  
PRIMITIVES, Models, Lots of Fishing Lures, Telescope  
File @ [www.auctionpad.com](http://www.auctionpad.com) D 52813  
Res. Buyer Auctioneer AD 5813  
Call or text Pat @ 610-573-1874

Press Enterprise Online

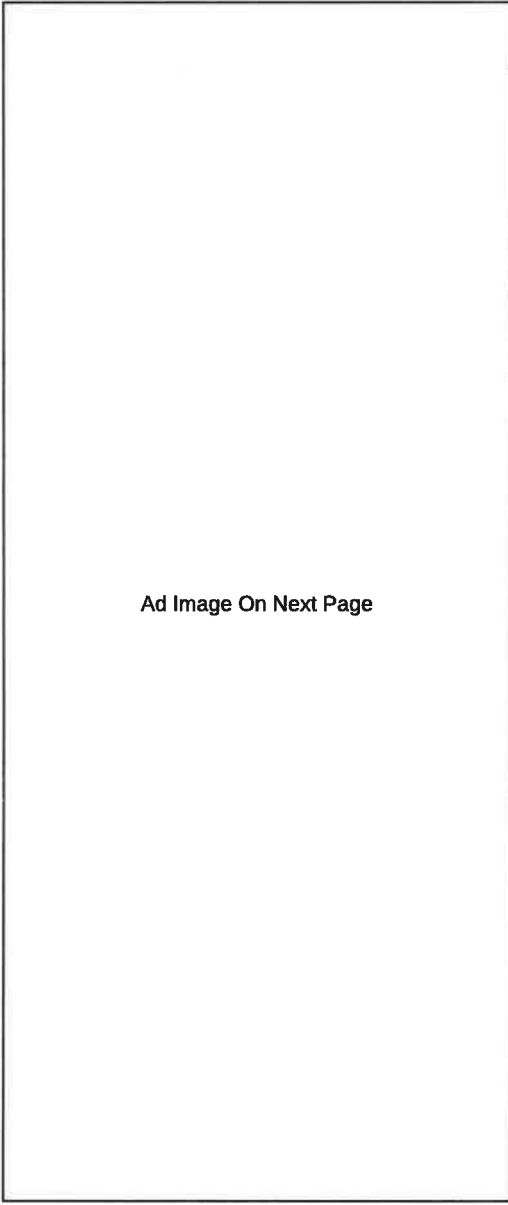
# classifieds

[presenteronline.com/classifieds](http://presenteronline.com/classifieds)

Want a Photo in Your Ad? Call 570-784-6151

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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



Ad Image On Next Page

Ad Text: Fenstermacher Sale  
Date(s) Published: 01/03/2024, 01/10/2024, 01/17/2024

*[Handwritten signature]*

Sworn and subscribed to before me  
this 23 day of January 20 24.

*[Handwritten signature: Shawn H. Stair (Shawn H. Stair)]*

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal  
Shawn H. Stair, Notary Public  
Columbia County  
My commission expires August 12, 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

Postponed to April 03, 2024



1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976  
Telephone: (215) 572-8111  
Facsimile: (215) 572-5025

LAW OFFICES  
**Stern & Eisenberg**  
*www.sterneisenberg.com*

January 23, 2024

VIA TELECOPY TO: (570) 389-5625  
Sheriff's Office of Columbia  
35 West Main Street  
Bloomsburg, PA 17815

RE: Mortgage Assets Management, LLC v. Dorothy Fetter Fenstermaker and Jay C Fenstermaker  
Docket No. 2023-CV-547  
Premises: 262 E 8th St, Bloomsburg, PA 17815

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for January 24, 2024 to April 03, 2024 for the above referenced Premises.

Thank you for your consideration.

Very truly yours,  
Aliessa Porter, Paralegal  
STERN & EISENBERG PC

# Municipal Authority of the Town of Bloomsburg

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

January 8, 2024

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

RE: DOCKET NO. 2023-CV-547  
JAY C. FENSTERMAKER  
262 E. Eighth Street, Bloomsburg, PA 17815

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff's Sale on January 24, 2024. The Authority holds a claim against this property for unpaid sewer in the amount of **\$126.00**.

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

Sincerely,



Amy B. Seamans  
Billing and Collections Director

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

Date: 12/06/2023

Fee: \$5.00

Cert. NO: 45485

FENSTERMAKER JAY C & DOROTHY F  
C/O GLEN BROOK NURSING CENTER  
801 E 16TH ST  
BERWICK PA 18603

District: TOWN OF BLOOMSBURG  
Deed: 0285 - 0312  
Location: 262 EAST EIGHTH STREE  
Parcel Id: 05E-02 -167-00,000

Assessment: 20,144  
Balances as of 12/06/2023

BY 4/30/2023

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
		NO TAX CLAIM TAXES DUE					
		TOTAL	\$0.00				\$0.00

By: Skerriff

Per: ld

05E.02.167

STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY

Mortgage Assets Management, LLC  
Plaintiff  
v.  
Dorothy Fetter Fenstermaker  
and  
Jay C Fenstermaker  
Defendants

Civil Action No. : 2023-CV-547

MORTGAGE FORECLOSURE

RE: PREMISES: 262 E 8th St, Bloomsburg, PA 17815

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on January 24, 2023 at 9:00 AM at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$98,586.82 together with interest, costs and such other allowed amounts, thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, and/or the lien you have on the premises. If you have any questions regarding the type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

STERN & EISENBERG, PC  
Attorney for Plaintiff

*No del tax  
No ovs*



Stern & Eisenberg, P.C.  
P.O. Box 9101  
Temecula, CA 92589-9101



238544217

PRESORT  
First-Class Mail  
U.S. Postage and  
Fees Paid  
WSO

Send Payments to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

20231127-293



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



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MORTGAGE ASSETS MANAGEMENT, LLC  
vs.  
JAY C FENSTERMAKER (et al.)

Case Number  
2023CV547

## SHERIFF'S RETURN OF SERVICE

12/13/2023 09:09 AM - DEPUTY KRISTIE ROSPENDOWSKI, 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 262 E. 8TH STREET, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 13, 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

13TH day of DECEMBER, 2023



Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MORTGAGE ASSETS MANAGEMENT, LLC  
vs.  
FENSTERMAKER, JAY C (et al.)

Case Number  
2023CV547

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/24/2024 AT 9:00 AM SHERIFF'S SALE BILL		

**Serve To:**

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	262 E. 8TH STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other		
<b>Adult In Charge:</b>	FRONT DOOR		
<b>Relation:</b>			
<b>Date:</b>	01/13/23	<b>Time:</b>	0909
<b>Deputy:</b>	4	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> STERN & EISENBERG, PC	<b>Phone:</b> 1-215-572-8111
------------------------------------	------------------------------

**Service Attempts:**

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

**Service Attempt Notes:**

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

(POSTING)

2023CV547

262 E. 8TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION



Stern & Eisenberg, PC  
1581 Main Street, Suite 200  
Warrington, Pennsylvania 18976  
Phone: (215) 572-8111  
Facsimile: (215) 572-5025  
November 29, 2023

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815  
Phone: (570) 389-5622

Re: Mortgage Assets Management, LLC v. Dorothy Fetter Fenstermaker and Jay C Fenstermaker  
Columbia County Court of Common Pleas Docket No. 2023-CV-547  
**SALE SCHEDULED FOR January 24, 2024**

Dear Madam/Sir:

Enclosed please find a Certificate of Service for filing, the original having been sent to the Columbia County Prothonotary for filing. Kindly file of record and return a time-stamped copy to our office in the enclosed self-addressed, postage-paid envelope.

Thank you for your consideration to this matter. Should you have any questions, please contact our office.

Sincerely,  
Stern & Eisenberg, PC

Kayleen Hutchinson, Legal Assistant

;KH  
Encl.

ANDREW J. MARLEY, ESQUIRE (312314)  
KENYA BATES, ESQUIRE (203664)  
STEVEN P. KELLY, ESQUIRE (308573)  
MATTHEW FLECK, ESQUIRE (330498)  
JESSICA N. MANIS, ESQUIRE (318705)  
MATTHEW C. FALLINGS, ESQUIRE (326896)  
DANIEL P. JONES, ESQUIRE (321876)

STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY**

Mortgage Assets Management, LLC  
Plaintiff

v.

Dorothy Fetter Fenstermaker and Jay C  
Fenstermaker  
Defendants

Civil Action No.: 2023-CV-547

MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, Matthew C. Fallings, Esquire, attorney for the within named Plaintiff, hereby certify that the Notice of Sheriff's Sale was mailed to Dorothy Fetter Fenstermaker and Jay C Fenstermaker, Defendants, by certified mail, return receipt requested and regular, first-class, postage pre-paid mail, on November 27, 2023.

I further certify that Notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage pre-paid mail, on November 27, 2023, as evidenced by copies of certificate of mailing and certified mail receipts attached.

STERN & EISENBERG, PC

By: 

Matthew C. Fallings, Esquire  
Attorney for Plaintiff

Date: November 29, 2023

**CERTIFICATE OF COMPLIANCE**

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

Submitted by: Plaintiff

Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to read 'M. C. Fallings', is written over a horizontal line.

Name: Matthew C. Fallings, Esquire

Attorney No. (if applicable): 326896

ANDREW J. MARLEY, ESQUIRE (312314)  
KENYA BATES, ESQUIRE (203664)  
STEVEN P. KELLY, ESQUIRE (308573)  
MATTHEW FLECK, ESQUIRE (330498)  
JESSICA N. MANIS, ESQUIRE (318705)  
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DANIEL P. JONES, ESQUIRE (321876)  
STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY**

Mortgage Assets Management, LLC  
Plaintiff

v.  
Dorothy Fetter Fenstermaker  
and  
Jay C Fenstermaker  
Defendants

Civil Action No. : 2023-CV-547

**MORTGAGE FORECLOSURE**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Dorothy Fetter Fenstermaker  
211 E. First Street  
Bloomsburg, PA 17815

Dorothy Fetter Fenstermaker  
262 E 8th Street  
Bloomsburg, PA 17815

Jay C Fenstermaker  
211 E. First Street  
Bloomsburg, PA 17815

Jay C Fenstermaker  
262 E 8th Street  
Bloomsburg, PA 17815

Your real estate at 262 E 8th St, Bloomsburg, PA 17815 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on January 24, 2023 at 9:00 AM to enforce the court judgment of \$98,586.82 obtained by Mortgage Assets Management, LLC against you.



**NOTICE OF OWNER'S RIGHTS**

## **YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Stern & Eisenberg, PC, at telephone number (215) 572-8111.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling 570-389-5622 to determine the actual date of filing of said schedule.



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

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

North Penn Legal Services  
168 East Fifth Street  
Bloomsburg, PA 17815  
(570) 784-8760

Columbia County Prothonotary  
35 West Main Street  
Bloomsburg, PA 17815  
(570) 389-5614



STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY

Mortgage Assets Management, LLC  
Plaintiff

v.

Dorothy Fetter Fenstermaker  
and  
Jay C Fenstermaker  
Defendants

Civil Action No. : 2023-CV-547

MORTGAGE FORECLOSURE

RE: PREMISES: 262 E 8th St, Bloomsburg, PA 17815

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on January 24, 2023 at 9:00 AM at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

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A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

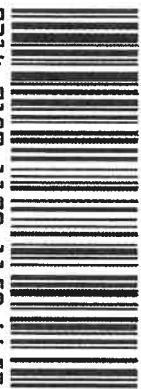
STERN & EISENBERG, PC  
Attorney for Plaintiff



Stern & Eisenberg, P.C.  
P.O. Box 9101  
Temecula, CA 92589-9101

Send Payments to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976



9314 7100 1170 1150 6652 44

**RETURN RECEIPT REQUESTED**

20231127-293

Jay C Fenstermaker  
262 E 8th St  
Bloomsburg, PA 17815

GENCORR\_CMFC



Stern & Eisenberg, P. C.  
P. O. Box 9101  
Tamarac, CA 92569-9101

Send Payments to:  
Stern & Eisenberg, P. C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
Stern & Eisenberg, P. C.  
1581 Main Street, Suite 200  
Warrington, PA 18976



9314 7100 1170 1150 6652 37

**RETURN RECEIPT REQUESTED**

20231127-293

Jay C Fenstermaker  
211 E. First Street  
Bloomsburg, PA 17815

GENCORR\_CMFC



Stern & Eisenberg, P.C.  
P.O. Box 9101  
Ternecula, CA 92589-9101

Send Payments to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976



9314 7100 1170 1150 6652 20

**RETURN RECEIPT REQUESTED**

20231127-293

|||  
Dorothy Fetter Fenstermaker  
262 E 8th Street  
Bloomsburg, PA 17815

GENCORR\_CMFC



Stern & Eisenberg, P.C.  
P.O. Box 9101  
Temecula, CA 92589-9101

Send Payments to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
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1581 Main Street, Suite 200  
Warrington, PA 18976



9314 7100 1170 1150 6652 13

**RETURN RECEIPT REQUESTED**

20231127-293

|||  
Dorothy Fetter Fenstermaker  
211 E. First Street  
Bloomsburg, PA 17815

GENCORR\_CMFC



Stern & Eisenberg, P.C.  
P.O. Box 9101  
Temecula, CA 92589-9101

Send Payments to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976



2385443701

20231127-293

Jay C Fenstermaker  
262 E 8th St  
Bloomsburg, PA 17815

GENCORR\_CMFC



Stern & Eisenberg, P. C.  
P. O. Box 9101  
Terreclla, CA 92589-9101

Send Payments to:  
Stern & Eisenberg, P. C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
Stern & Eisenberg, P. C.  
1581 Main Street, Suite 200  
Warrington, PA 18976



2385443700

20231127-293



Jay C Fenstermaker  
211 E. First Street  
Bloomsburg, PA 17815

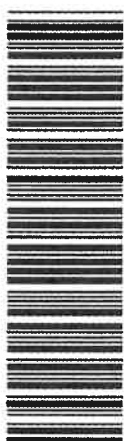
GENCORR\_CMFC



**Stem & Eisenberg, P.C.**  
P.O. Box 9101  
Temecula, CA 92589-9101

**Send Payments to:**  
**Stem & Eisenberg, P.C.**  
1581 Main Street, Suite 200  
Warrington, PA 18976

**Send Correspondence to:**  
**Stem & Eisenberg, P.C.**  
1581 Main Street, Suite 200  
Warrington, PA 18976



2385443699

20231127-293

|||  
Dorothy Fetter Fenstermaker  
262 E 8th Street  
Bloomsburg, PA 17815

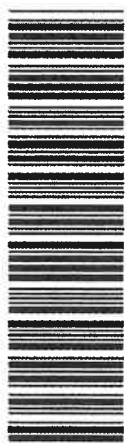
GENCORR\_CMFC



**Stem & Eisenberg, P. C.**  
P. O. Box 9101  
Temecula, CA 92589-9101

**Send Payments to:**  
**Stem & Eisenberg, P. C.**  
1581 Main Street, Suite 200  
Warrington, PA 18976

**Send Correspondence to:**  
**Stem & Eisenberg, P. C.**  
1581 Main Street, Suite 200  
Warrington, PA 18976



2385443698

20231127-293

|||||  
Dorothy Fetter Fenstermaker  
211 E. First Street  
Bloomsburg, PA 17815

GENCORR\_CMFC



Stem & Eisenberg, P.C.  
P.O. Box 9101  
Temecula, CA 92589-9101



238544221

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Fees Paid  
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Send Payments to:  
Stem & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
Stem & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

20231127-293

|||  
Secretary of Housing and Urban Development  
c/o U.S. Attorney General, Department of Justice,  
Justice Enforcement Unit  
950 Pennsylvania Avenue  
Washington, DC 20530



Stern & Eisenberg, P.C.  
P.O. Box 9101  
Temecula, CA 92589-9101



238544216

PRESORT  
First-Class Mail  
U.S. Postage and  
Fees Paid  
WSO

Send Payments to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

20231127-293

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



Stern & Eisenberg, P.C.  
P.O. Box 9101  
Temecula, CA 92589-9101




238544217

PRESORT  
First-Class Mail  
U.S. Postage and  
Fees Paid  
WSO

Send Payments to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

20231127-293

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



Stern & Eisenberg, P.C.  
P.O. Box 9101  
Temecula, CA 92589-9101




2385444220

PRESORT  
First-Class Mail  
U.S. Postage and  
Fees Paid  
WSO

Send Payments to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

20231127-293

  
PA Department of Revenue  
P.O.Box 280601  
Harrisburg, PA 17128



Stern & Eisenberg, P.C.  
P.O. Box 9101  
Temecula, CA 92589-9101



238544215

PRESORT  
First-Class Mail  
U.S. Postage and  
Fees Paid  
WSO

Send Payments to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
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1581 Main Street, Suite 200  
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20231127-293

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





Stem & Eisenberg, P.C.  
P.O. Box 9101  
Temecula, CA 92589-9101




2385444219

PRESORT  
First-Class Mail  
U.S. Postage and  
Fees Paid  
WSO

Send Payments to:  
Stem & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
Stem & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

20231127-293

  
Occupant  
262 E 8th St  
Bloomsburg, PA 17815



Stern & Eisenberg, P.C.  
P.O. Box 9101  
Temecula, CA 92589-9101




238544218

PRESORT  
First-Class Mail  
U.S. Postage and  
Fees Paid  
WSO

Send Payments to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

Send Correspondence to:  
Stern & Eisenberg, P.C.  
1581 Main Street, Suite 200  
Warrington, PA 18976

20231127-293

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



# Invoice



**PLEASE REMIT TO:**

Walz Group, LLC  
 27398 Via Industria  
 Temecula, CA 92590-3699

**Invoice Number:** T044004-41  
**Invoice Date:** 11/28/2023  
**Customer Number:** 01-0293293  
**Terms:** Due Upon Receipt  
**Reference Number:** PA202300000516  
**Servicer/Client:**

**SOLD TO:**

Stern & Eisenberg, P.C  
 1581 Main St. Suite 200  
 Warrington, PA 18976

**Property Address:**  
 262 E 8th St  
 Bloomsburg, PA 17815

Mail Date	Service/Item	Description	Article Number	Qty	Unit Price	Total
11/27/2023	POSTAGE	GENCORR	2385444215	1	0.630	0.630
11/27/2023	POSTAGE	GENCORR	2385444216	1	0.630	0.630
11/27/2023	POSTAGE	GENCORR	2385444217	1	0.630	0.630
11/27/2023	POSTAGE	GENCORR	2385444218	1	0.630	0.630
11/27/2023	POSTAGE	GENCORR	2385444219	1	0.630	0.630
11/27/2023	POSTAGE	GENCORR	2385444220	1	0.630	0.630
11/27/2023	POSTAGE	GENCORR	2385444221	1	0.630	0.630
11/27/2023	POSTAGE	GENCORR	2385444222	1	0.630	0.630
11/27/2023	POSTAGE	GENCORR_CMFC	2385443698	1	1.590	1.590
11/27/2023	POSTAGE	GENCORR_CMFC	2385443699	1	1.590	1.590
11/27/2023	POSTAGE	GENCORR_CMFC	2385443700	1	1.590	1.590
11/27/2023	POSTAGE	GENCORR_CMFC	2385443701	1	1.590	1.590
11/27/2023	POSTAGE	GENCORR_CMFC	9314710011701150665213	1	9.490	9.490
11/27/2023	POSTAGE	GENCORR_CMFC	9314710011701150665220	1	9.490	9.490
11/27/2023	POSTAGE	GENCORR_CMFC	9314710011701150665237	1	9.490	9.490
11/27/2023	POSTAGE	GENCORR_CMFC	9314710011701150665244	1	9.490	9.490

**Total Postage:** \$49.36

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

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

Proof of Ad 11/02/2023

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

Ad ID: 29070  
Description: Fenstermacher Sale  
Run Dates: 01/03/2024 - 01/17/2024  
Class: 0002  
Orig User: sshotwel  
Words: 781  
Lines: 101  
Agate Lines: 270  
Depth: 11.22  
Blind Box:

**Total Ad Cost \$1,917.50**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	01/03/2024	01/17/2024	3	1,917.50

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. 2023CV547**

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, JANUARY 24 2024**  
**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.

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA, CITY OF BLOOMSBURG, AND DESCRIBED AS FOLLOWS:

THE FIRST THEREOF, ALL THAT CERTAIN LOT OF GROUND SITUATE ON THE SOUTH SIDE OF EIGHTH STREET IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE EAST BY LOT NOW OR LATE OF JOHN ADAMS; ON THE SOUTH BY THE PENNSYLVANIA CANAL;

ON THE WEST BY LAND NOW OR LATE OF NICHOLAS C. KINDT AND ON THE NORTH BY THE SAID EIGHTH STREET, BEING 40 FEET ON EIGHTH STREET AND EXTENDING OF EQUAL WIDTH TO THE PENNSYLVANIA CANAL.

THE SECOND THEREOF, BEGINNING AT A POINT ON THE NORTHERN SIDE OF A 20 FOOT STREET RUNNING PARALLEL WITH EIGHTH STREET, TO BE DESIGNATED AS CANAL STREET, SAID POINT BEING ON THE WESTERN LINE OF LAND OF JOHN ADAMS, EXTENDED, AND BEING ON LINE OF LAND OF M.H.RHODES, THENCE BY THE NORTHERN SIDE OF CANAL STREET SOUTH 81 DEGREES, FIFTEEN MINUTES WEST, 40 FEET TO THE EASTERN LINE OF LAND OF DANIEL FETTEROLF, EXTENDED, BEING LAND OWNED BY SAID M.H.RHODES, THENCE BY THE SAME IN A NORTHWESTERLY DIRECTION 58 FEET 10 INCHES TO THE SOUTHERN SIDE OF LAND OF H.M.GROTZ; THENCE IN A NORTHEASTERLY DIRECTION 40 FEET TO INTERSECTION OF LINE OF LAND OF JOHN ADAMS AND LAND OF M.H.RHODES THENCE BY THE SAME IN A SOUTHEASTERLY DIRECTION 59 FEET 6 INCHES TO A POINT ON THE NORTHERN SIDE OF CANAL STREET, THE PLACE OF BEGINNING.

ALSO KNOWN AS 262 E 8th St, Bloomsburg, PA 17815

PARCEL ID 05E02 16700000

BEING the same premises which DOROTHY M. FENSTERMAKER, WIDOW AND JAY C FENSTERMAKER, AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE by Deed dated 01/13/1978 and recorded in the Office of Recorder of Deeds of Columbia County on 01/13/1978 at Book 285, Page 312 granted and conveyed unto DOROTHY M. FENSTERMAKER, WIDOW AS TO A LIFE ESTATE AND JAY C. FENSTERMAKER AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE AS TO THE REMAINDER.

PROPERTY ADDRESS: 262 E. 8TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E021670000

Seized and taken into execution to be sold as the property of JAY C FENSTERMAKER, DOROTHY FETTER FENSTERMAKER in suit of MORTGAGE ASSETS MANAGEMENT, 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: **TIMOTHY CHAMBERLAIN, Sheriff**  
**STERN & EISENBERG, P.C.** Columbia County, Pennsylvania  
**WARRINGTON, PA 1-215-572-8111**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MORTGAGE ASSETS MANAGEMENT, LLC  
vs.  
FENSTERMAKER, JAY C (et al.)

Case Number  
2023CV547

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	68
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/24/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

**Serve To:**

<b>Name:</b>	OCCUPANT
<b>Primary Address:</b>	262 EAST 8TH STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	10-26-23	<b>Time:</b>	1010
<b>Deputy:</b>	6	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b>	STERN & EISENBERG, PC	<b>Phone:</b>	1-215-572-8111
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**Service Attempts:**

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

**Service Attempt Notes:**

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

OCCUPANT  
2023CV547  
262 EAST 8TH STREET, BLOOMSBURG, PA 17815  
NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MORTGAGE ASSETS MANAGEMENT, LLC  
vs.  
FENSTERMAKER, JAY C (et al.)

Case Number  
2023CV547

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	68
<b>Manner:</b>	Personal	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/24/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

**Serve To:**

<b>Name:</b>	DOROTHY FETTER FENSTERMAKER
<b>Primary Address:</b>	262 EAST 8TH STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	<del>211 EAST 1ST STREET BLOOMSBURG, PA 17815</del>
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>		<b>Time:</b>	
<b>Deputy:</b>		<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b>	STERN & EISENBERG, PC	<b>Phone:</b>	1-215-572-8111
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**Service Attempts:**

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

**Service Attempt Notes:**

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

FENSTERMAKER, DOROTI 2023CV547 262 EAST 8TH STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

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

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA**

Mortgage Assets Management, LLC  
Plaintiff

v.

Dorothy Fetter Fenstermaker  
and  
Jay C Fenstermaker  
Defendant(s)

Civil Action No. :  
2023-CV-547

*2023-ED-68*

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

**COMMONWEALTH OF PENNSYLVANIA** :  
: **S.S. :**  
**COUNTY OF COLUMBIA** :

TO THE SHERIFF OF COLUMBIA COUNTY:

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

262 E 8th St, Bloomsburg, PA 17815 (see full legal description attached)

Judgment Amount..... \$98,586.82  
Interest from August 12, 2023 at the Per  
Diem rate of \$15.99 until Judgment is paid  
in full..... \$ \_\_\_\_\_  
Total ..... \$ \_\_\_\_\_ plus costs

Dated: October 13, 2023  
(SEAL)

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

Barbara M. Silvestri  
Prothonotary, Common Pleas Court of  
Columbia County, PA

By: Rosalie Antonie  
Deputy

ANDREW J. MARLEY, ESQUIRE (312314)  
KENYA BATES, ESQUIRE (203664)  
STEVEN P. KELLY, ESQUIRE (308573)  
MATTHEW FLECK, ESQUIRE (330498)  
JESSICA N. MANIS, ESQUIRE (318705)  
MATTHEW C. FALLINGS, ESQUIRE (326896)  
DANIEL P. JONES, ESQUIRE (321876)  
STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY**

Mortgage Assets Management, LLC  
Plaintiff

v.

Dorothy Fetter Fenstermaker  
and  
Jay C Fenstermaker  
Defendants

Civil Action No. : 2023-CV-547

MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Dorothy Fetter Fenstermaker  
211 E. First Street  
Bloomsburg, PA 17815

Dorothy Fetter Fenstermaker  
262 E 8th Street  
Bloomsburg, PA 17815

Jay C Fenstermaker  
211 E. First Street  
Bloomsburg, PA 17815

Jay C Fenstermaker  
262 E 8th Street  
Bloomsburg, PA 17815

Your real estate at 262 E 8th St, Bloomsburg, PA 17815 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on January 24, 2024 at 9:00 am to enforce the court judgment of \$98,586.82 obtained by Mortgage Assets Management, LLC against you.

**NOTICE OF OWNER'S RIGHTS**

## **YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Stern & Eisenberg, PC, at telephone number (215) 572-8111.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling **570-389-5622** to determine the actual date of filing of said schedule.

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA, CITY OF BLOOMSBURG, AND DESCRIBED AS FOLLOWS:

THE FIRST THEREOF, ALL THAT CERTAIN LOT OF GROUND SITUATE ON THE SOUTH SIDE OF EIGHTH STREET IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE EAST BY LOT NOW OR LATE OF JOHN ADAMS; ON THE SOUTH BY THE PENNSYLVANIA CANAL;

ON THE WEST BY LAND NOW OR LATE OF NICHOLAS C. KINDT AND ON THE NORTH BY THE SAID EIGHTH STREET, BEING 40 FEET ON EIGHTH STREET AND EXTENDING OF EQUAL WIDTH TO THE PENNSYLVANIA CANAL.

THE SECOND THEREOF, BEGINNING AT A POINT ON THE NORTHERN SIDE OF A 20 FOOT STREET RUNNING PARALLEL WITH EIGHTH STREET, TO BE DESIGNATED AS CANAL STREET, SAID POINT BEING ON THE WESTERN LINE OF LAND OF JOHN ADAMS, EXTENDED, AND BEING ON LINE OF LAND OF M.H.RHODES; THENCE BY THE NORTHERN SIDE OF CANAL STREET SOUTH 81 DEGREES, FIFTEEN MINUTES WEST, 40 FEET TO THE EASTERN LINE OF LAND OF DANIEL FETTEROLF, EXTENDED, BEING LAND OWNED BY SAID M.H.RHODES; THENCE BY THE SAME IN A NORTHWESTERLY DIRECTION 58 FEET 10 INCHES TO THE SOUTHERN SIDE OF LAND OF H.M.GROTZ; THENCE IN A NORTHEASTERLY DIRECTION 40 FEET TO INTERSECTION OF LINE OF LAND OF JOHN ADAMS AND LAND OF M.H.RHODES THENCE BY THE SAME IN A SOUTHEASTERLY DIRECTION 59 FEET 6 INCHES TO A POINT ON THE NORTHERN SIDE OF CANAL STREET, THE PLACE OF BEGINNING.

ALSO KNOWN AS 262 E 8th St, Bloomsburg, PA 17815

PARCEL ID 05E02 16700000

**BEING** the same premises which DOROTHY M. FENSTERMAKER, WIDOW AND JAY C. FENSTERMAKER, AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE by Deed dated 01/13/1978 and recorded in the Office of Recorder of Deeds of Columbia County on 01/13/1978 at Book 285, Page 312 granted and conveyed unto DOROTHY M. FENSTERMAKER, WIDOW AS TO A LIFE ESTATE AND JAY C. FENSTERMAKER AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE AS TO THE REMAINDER.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MORTGAGE ASSETS MANAGEMENT, LLC  
vs.  
FENSTERMAKER, JAY C (et al.)

Case Number  
2023CV547

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	68
<b>Manner:</b>	Personal	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/24/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="color: red; font-style: italic; font-size: 1.2em; margin-top: 10px;">                     no longer at nursing home. Closed                 </div>		

**Serve To:**

<b>Name:</b>	JAY C FENSTERMAKER
<b>Primary Address:</b>	262 EAST 8TH STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	211 EAST 1ST STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Can't Find		
<b>Relation:</b>			
<b>Date:</b>	10/26	<b>Time:</b>	
<b>Deputy:</b>	6	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b>	STERN & EISENBERG, PC	<b>Phone:</b>	1-215-572-8111
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**Service Attempts:**

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

**Service Attempt Notes:**

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

FENSTERMAKER, JAY C 2023CV547 262 EAST 8TH STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MORTGAGE ASSETS MANAGEMENT, LLC  
vs.  
FENSTERMAKER, JAY C (et al.)

Case Number  
2023CV547

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	68
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/24/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

**Serve To:**

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

**Final Service:**

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	Julie Klinger		
<b>Relation:</b>	Secretary		
<b>Date:</b>	10-23-23	<b>Time:</b>	0905
<b>Deputy:</b>	6	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b>	STERN & EISENBERG, PC	<b>Phone:</b>	1-215-572-8111
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**Service Attempts:**

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

**Service Attempt Notes:**

1. \_\_\_\_\_
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4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2023CV547 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



MORTGAGE ASSETS MANAGEMENT, LLC  
vs.  
FENSTERMAKER, JAY C (et al.)

Case Number  
2023CV547

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	68
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/24/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

**Serve To:**

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

**Final Service:**

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	Deb Howe		
<b>Relation:</b>	Clerk		
<b>Date:</b>	10-23-23	<b>Time:</b>	0900
<b>Deputy:</b>	6	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b>	STERN & EISENBERG, PC	<b>Phone:</b>	1-215-572-8111
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**Service Attempts:**

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

**Service Attempt Notes:**

1. \_\_\_\_\_
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5. \_\_\_\_\_
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COLUMBIA COUNTY TAX C

2023CV547

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MORTGAGE ASSETS MANAGEMENT, LLC  
vs.  
FENSTERMAKER, JAY C (et al.)

Case Number  
2023CV547

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	68
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/24/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

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

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Greg Ash		
<b>Relation:</b>	Code Officer		
<b>Date:</b>	10-23-23	<b>Time:</b>	1057
<b>Deputy:</b>	6	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b>	STERN & EISENBERG, PC	<b>Phone:</b>	1-215-572-8111
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**Service Attempts:**

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

**Service Attempt Notes:**

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

DEITRICH, BEVERLY

2023CV547

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE  
(570) 389-5622

COURT HOUSE:  
P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

24 HOUR PHONE  
(570) 784-6300

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: October 17TH 2023

Re: Sheriffs Sale Advertising Dates  
PENNYMAC LOAN SERVICES LLC  
VS.  
DOROTHY & JAY FENSTERMAKER

No. 547 of 2023 J.D. and No. 68 of 2023 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week      January 3<sup>rd</sup> 2024

2<sup>nd</sup> Week      January 10<sup>th</sup> 2024

3<sup>rd</sup> Week      January 17<sup>th</sup> 2024

**SALE DATE:    January 24<sup>th</sup> 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

Fenstermaker

REAL ESTATE OUTLINE

ED # 2023 ED 68

DATE RECEIVED 10-13-2023  
DOCKET AND INDEX 2023 CV 547

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>38863</u>

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

SALE DATE Jan. 24, 2024 TIME 9:00am  
POSTING DATE  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>1-3-2024</u>
2 <sup>ND</sup> WEEK	<u>1-10-24</u>
3 <sup>RD</sup> WEEK	<u>1-17-24</u>

STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY**

Mortgage Assets Management, LLC  
Plaintiff

v.

Dorothy Fetter Fenstermaker  
and  
Jay C Fenstermaker  
Defendants

Civil Action No. : 2023-CV-547

MORTGAGE FORECLOSURE

RE: PREMISES: **262 E 8th St, Bloomsburg, PA 17815**

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on January 24 at 9:00am at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$98,586.82 together with interest, costs and such other allowed amounts, thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, and/or the lien you have on the premises. If you have any questions regarding the type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

STERN & EISENBERG, PC  
Attorney for Plaintiff

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA, CITY OF BLOOMSBURG, AND DESCRIBED AS FOLLOWS:

THE FIRST THEREOF, ALL THAT CERTAIN LOT OF GROUND SITUATE ON THE SOUTH SIDE OF EIGHTH STREET IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE EAST BY LOT NOW OR LATE OF JOHN ADAMS; ON THE SOUTH BY THE PENNSYLVANIA CANAL;

ON THE WEST BY LAND NOW OR LATE OF NICHOLAS C. KINDT AND ON THE NORTH BY THE SAID EIGHTH STREET, BEING 40 FEET ON EIGHTH STREET AND EXTENDING OF EQUAL WIDTH TO THE PENNSYLVANIA CANAL.

THE SECOND THEREOF, BEGINNING AT A POINT ON THE NORTHERN SIDE OF A 20 FOOT STREET RUNNING PARALLEL WITH EIGHTH STREET, TO BE DESIGNATED AS CANAL STREET, SAID POINT BEING ON THE WESTERN LINE OF LAND OF JOHN ADAMS, EXTENDED, AND BEING ON LINE OF LAND OF M.H.RHODES; THENCE BY THE NORTHERN SIDE OF CANAL STREET SOUTH 81 DEGREES, FIFTEEN MINUTES WEST, 40 FEET TO THE EASTERN LINE OF LAND OF DANIEL FETTEROLF, EXTENDED, BEING LAND OWNED BY SAID M.H.RHODES; THENCE BY THE SAME IN A NORTHWESTERLY DIRECTION 58 FEET 10 INCHES TO THE SOUTHERN SIDE OF LAND OF H.M.GROTZ; THENCE IN A NORTHEASTERLY DIRECTION 40 FEET TO INTERSECTION OF LINE OF LAND OF JOHN ADAMS AND LAND OF M.H.RHODES THENCE BY THE SAME IN A SOUTHEASTERLY DIRECTION 59 FEET 6 INCHES TO A POINT ON THE NORTHERN SIDE OF CANAL STREET, THE PLACE OF BEGINNING.

ALSO KNOWN AS 262 E 8th St, Bloomsburg, PA 17815

PARCEL ID 05E02 16700000

**BEING** the same premises which DOROTHY M. FENSTERMAKER, WIDOW AND JAY C. FENSTERMAKER, AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE by Deed dated 01/13/1978 and recorded in the Office of Recorder of Deeds of Columbia County on 01/13/1978 at Book 285, Page 312 granted and conveyed unto DOROTHY M. FENSTERMAKER, WIDOW AS TO A LIFE ESTATE AND JAY C. FENSTERMAKER AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE AS TO THE REMAINDER.

STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025

RE: Mortgage Assets Management, LLC  
VS. Dorothy Fetter Fenstermaker and Jay C Fenstermaker

C.C.P. COLUMBIA CO. NO. 2023-CV-547

Sheriff's Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Please serve the Defendant with Notice of Sheriff's Sale at the following address:

Dorothy Fetter Fenstermaker  
211 E. First Street  
Bloomsburg, PA 17815

Dorothy Fetter Fenstermaker  
262 E 8th Street  
Bloomsburg, PA 17815

Jay C Fenstermaker  
211 E. First Street  
Bloomsburg, PA 17815

Jay C Fenstermaker  
262 E 8th Street  
Bloomsburg, PA 17815

Please forward an affidavit of service once completed.

Very truly yours,

Stern & Eisenberg, P.C

MCF/IP  
Enclosures

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY**

Mortgage Assets Management, LLC  
Plaintiff

v.


Dorothy Fetter Fenstermaker  
and  
Jay C Fenstermaker  
Defendant(s)

Civil Action No. : 2023-CV-547

MORTGAGE FORECLOSURE

**WAIVER OF WATCHMAN**

Any Deputy Sheriff leaving 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 leave 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.

  
\_\_\_\_\_  
Attorney for Plaintiff

Now this 5th day of October, 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.

  
\_\_\_\_\_  
Attorney for Plaintiff

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023CV547

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, JANUARY 24, 2024**  
**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.

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THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA, CITY OF BLOOMSBURG, AND DESCRIBED AS FOLLOWS:

THE FIRST THEREOF, ALL THAT CERTAIN LOT OF GROUND SITUATE ON THE SOUTH SIDE OF EIGHTH STREET IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE EAST LOT NOW OR LATE OF JOHN ADAMS; ON THE SOUTH BY THE PENNSYLVANIA CANAL;

ON THE WEST BY LAND NOW OR LATE OF NICHOLAS C. KINDT AND ON THE NORTH BY THE SAID EIGHTH STREET, BEING 40 FEET ON EIGHTH STREET AND EXTENDING OF EQUAL WIDTH TO THE PENNSYLVANIA CANAL.

THE SECOND THEREOF, BEGINNING AT A POINT ON THE NORTHERN SIDE OF A 20 FOOT STREET RUNNING PARALLEL WITH EIGHTH STREET, TO BE DESIGNATED AS CANAL STREET, SAID POINT BEING ON THE WESTERN LINE OF LAND OF JOHN ADAMS, EXTENDED, AND BEING ON LINE OF LAND OF M.H.RHODES, THENCE BY THE NORTHERN SIDE OF CANAL STREET SOUTH 81 DEGREES, FIFTEEN MINUTES WEST, 40 FEET TO THE EASTERN LINE OF LAND OF DANIEL FETTEROLF EXTENDED, BEING LAND OWNED BY SAID M.H.RHODES, THENCE BY THE SAME IN A NORTHWESTERLY DIRECTION 58 FEET 10 INCHES TO THE SOUTHERN SIDE OF LAND OF H.M.GROTZ; THENCE IN A NORTHEASTERLY DIRECTION 40 FEET TO INTERSECTION OF LINE OF LAND OF JOHN ADAMS AND LAND OF M.H.RHODES THENCE BY THE SAME IN A SOUTHEASTERLY DIRECTION 59 FEET 6 INCHES TO A POINT ON THE NORTHERN SIDE OF CANAL STREET, THE PLACE OF BEGINNING.

ALSO KNOWN AS 262 E 8th St, Bloomsburg, PA 17815

PARCEL ID 05E02 16700000

BEING the same premises which DOROTHY M. FENSTERMAKER, WIDOW AND JAY C FENSTERMAKER, AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE by Deed dated 01/13/1978 and recorded in the Office of Recorder of Deeds of Columbia County on 01/13/1978 at Book 285, Page 312 granted and conveyed unto DOROTHY M. FENSTERMAKER, WIDOW AS TO A LIFE ESTATE AND JAY C. FENSTERMAKER AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE AS TO THE REMAINDER.

PROPERTY ADDRESS: 262 E. 8TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E021670000

**Seized and taken into execution to be sold as the property of JAY C FENSTERMAKER, DOROTHY FETTER FENSTERMAKER in suit of MORTGAGE ASSETS MANAGEMENT, LLC.**

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**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:**  
STERN & EISENBERG, PC  
WARRINGTON, PA 1-215-572-8111

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

Document Receipt

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Trans #	19577	Carrier / service:	USPS Server	First-Class Mail®	10/17/2023 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 71901140006000189900

Doc Ref #: 2023ED68

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

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Trans #	19576	Carrier / service:	USPS Server	First-Class Mail®	10/17/2023 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF JUSTICE

1000 LIBERTY AVENUE  
ROOM 701A

Tracking #: 71901140006000189894  
Doc Ref #: 2023ED68  
Postage 5.8600

PITTSBURGH PA 15222

Document Receipt

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Trans #	19575	Carrier / service:	USPS Server	First-Class Mail®	10/17/2023 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE  
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #: 71901140006000189887  
Doc Ref #: 2023ED63  
Postage 5.8600

HARRISBURG PA 17128

Document Receipt

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Trans #	19575	Carrier / service:	USPS Server	First-Class Mail®	10/17/2023 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE  
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #: 71901140006000189887  
Doc Ref #: 2023ED63  
Postage 5.8600

HARRISBURG PA 17128

SECURITY DOCUMENT - ORIGINAL DOCUMENT IS SUBJECT TO FINANCIAL INSTITUTION'S POLICY

**STERN & EISENBERG PC**  
NJ ATTORNEY BUSINESS ACCOUNT  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976

TD BANK

55-136/312

DATE	CHECK	AMOUNT
08/14/23	38863	\$1,350.00

One Thousand Three Hundred Fifty and 00/100\*\*\*\*\*

PAY  
TO THE  
ORDER  
OF

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815



VOID AFTER 180 DAYS  
*John D. Lewis*  
AUTHORIZED SIGNATURE



Security Features Included. Details on back.

⑈ 38863⑈ ⑆ 031201360⑆ 4347633459⑈

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