



1000 Floral Vale Boulevard  
Suite 300  
Yardley, PA 19067  
main 215.579.7700  
fax 215.579.9248

Amanda Emberger, Paralegal to  
Jill M. Fein, Esquire  
Email: [aemberger@HillWallack.com](mailto:aemberger@HillWallack.com)  
Direct Dial: 267-794-6107

May 7, 2024

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

***Re: Wilmington Savings Fund Society, FSB, as trustee of Discovery Mortgage Loan  
Trust vs. Joseph A. Stasko, III and the USA  
Columbia County CCP No. 2023-CV-16***

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Dear Sir/Madam:

Please be advised that we represent Plaintiff in connection with the above-referenced matter.

We respectfully request that the Sale scheduled for June 12, 2024 be STAYED.

Should you have any questions, please do not hesitate to contact me. Your courtesy and cooperation are appreciated in this matter.

Very truly yours,

/s/ Amanda Emberger  
Paralegal to Jill M. Fein, Esquire

:ale  
Enclosures

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY FSB  
vs.  
JOSEPH A STASKO, III (et al.)

Case Number  
2023CV16

**PROPERTY ADDRESS**

526 A MT. SHADOW LANE, BLOOMSBURG, PA 17815

## REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
12/04/2023	Advance Fee	Advance Fee	62115	\$0.00	\$1,350.00
12/04/2023	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/04/2023	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/04/2023	Crying Sale			\$10.00	\$0.00
12/04/2023	Docketing			\$15.00	\$0.00
12/04/2023	Levy			\$15.00	\$0.00
12/04/2023	Mailing Costs			\$60.00	\$0.00
12/04/2023	Posting Handbill			\$15.00	\$0.00
12/04/2023	Press Enterprise Inc.			\$2,869.25	\$0.00
12/04/2023	Sheriff Automation Fund			\$50.00	\$0.00
12/04/2023	Web Posting			\$100.00	\$0.00
02/16/2024	Service			\$255.00	\$0.00
02/16/2024	Service Mileage			\$16.00	\$0.00
02/16/2024	Copies			\$8.50	\$0.00
02/16/2024	Notary Fee			\$10.00	\$0.00
02/16/2024	Tax Claim Search			\$5.00	\$0.00
02/16/2024	Surcharge			\$40.00	\$0.00
04/15/2024	Continued or Cancelled Sale	Postponed to: 6/12/2024		\$10.00	\$0.00
				<b>\$3,511.25</b>	<b>\$1,350.00</b>
<b>TOTAL BALANCE:</b>				<b>\$(2,161.25)</b>	

FILED  
PROTHONOTARY

2024 APR 25 AM 11:32

CLERK OF PROTHONOTARY'S OFFICE  
COUNTY OF COLUMBIA, PA

Michael J. Shavel, Esquire (Attorney ID.: #60554)  
Jill M. Fein, Esquire (Attorney ID.: #318491)  
Kaitlin D. Shire, Esquire (Attorney ID.: #324226)  
Joseph A. Sulon, Esquire (Attorney ID.: 330488)  
HILL WALLACK LLP  
1000 Floral Blvd, Suite 300  
Yardley, PA 19067  
Tel. 215-579-7700  
Fax 215-579-9248  
Attorneys for Plaintiff

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

<p><b>WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF DISCOVERY MORTGAGE LOAN TRUST</b> c/o Carrington Mortgage Services, LLC Plaintiff</p> <p>vs.</p> <p><b>JOSEPH A. STASKO, III</b></p> <p><b>THE UNITED STATES OF AMERICA</b> Defendants</p>	<p><b>CIVIL DIVISION</b></p> <p>NO. 2023CV16</p>
--	--

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

TO THE PROTHONOTARY:

The Sheriff's Sale scheduled for May 08, 2024, has been continued to June 12, 2024.

**HILL WALLACK LLP**

BY: 

**MICHAEL J. SHAVEL, ESQUIRE  
JILL M. FEIN, ESQUIRE  
KAITLIN D. SHIRE, ESQUIRE  
JOSEPH A. SULON, ESQUIRE**  
Attorneys for Plaintiff

Date: 4/19/24

## Timothy Chamberlain

---

**From:** Amanda L. Emberger <aemberger@HillWallack.com>  
**Sent:** Monday, April 15, 2024 3:48 PM  
**To:** Timothy Chamberlain  
**Subject:** RE: 2023-CV-16

We will postpone to 6/12, thank you.

### Amanda L. Emberger

Paralegal  
Office: 267-794-6107 | Fax: 215-579.9248  
1000 Floral Vale Blvd, Suite 300, Yardley, PA 19067  
www.hillwallack.com aemberger@hillwallack.com



---

**From:** Timothy Chamberlain <tchamberlain@columbiapa.org>  
**Sent:** Monday, April 15, 2024 9:47 AM  
**To:** Amanda L. Emberger <aemberger@HillWallack.com>  
**Subject:** RE: 2023-CV-16

CAUTION: This email originated from outside of Hill Wallack. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The next available sale date is June 12.

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**From:** Amanda L. Emberger [mailto:aemberger@HillWallack.com]  
**Sent:** Wednesday, April 10, 2024 9:05 AM  
**To:** Timothy Chamberlain <tchamberlain@columbiapa.org>  
**Subject:** RE: 2023-CV-16

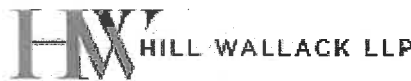
Good Moring,

Please see attached postponement request.

Thanks.

### Amanda L. Emberger

Paralegal  
Office: 267-794-6107 | Fax: 215-579.9248  
1000 Floral Vale Blvd, Suite 300, Yardley, PA 19067  
www.hillwallack.com aemberger@hillwallack.com



---

**From:** Timothy Chamberlain <tchamberlain@columbiapa.org>  
**Sent:** Friday, February 23, 2024 2:05 PM

by return email, and delete this and all copies of this message and any attachments from your system. Any unauthorized disclosure, use, distribution or reproduction of this message or any attachments is prohibited and may be unlawful. We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses.

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April 10, 2024

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

***Re: Wilmington Savings Fund Society, FSB, as trustee of Discovery Mortgage Loan  
Trust vs. Joseph A. Stasko, III and the USA  
Columbia County CCP No. 2023-CV-16***

---

Dear Sir/Madam:

Please be advised that we represent Plaintiff in connection with the above-referenced matter.

We respectfully request that the Sale scheduled for May 8, 2024 be continued 30 DAYS.

Kindly confirm the new sale date once available.

Should you have any questions, please do not hesitate to contact me. Your courtesy and cooperation are appreciated in this matter.

Very truly yours,

/s/ Amanda Emberger  
Paralegal to Jill M. Fein, Esquire

:ale  
Enclosures

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY FSB  
vs.  
JOSEPH A STASKO, III (et al.)

Case Number  
2023CV16

## SHERIFF'S RETURN OF SERVICE

12/19/2023 10:15 AM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE AAMNDA STASKO, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JOSEPH A STASKO, III AT 526 A MOUNTAIN SHADOW LANE, BEAVER TWP, BLOOMSBURG, PA 17815.

  
\_\_\_\_\_  
JONATHAN BROADT, DEPUTY

SO ANSWERS,

  
\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 19, 2023

### NOTARY

Affirmed and subscribed to before me this

19TH day of DECEMBER, 2023

Plaintiff Attorney: HILL WALLACK LLP, 777 TOWNSHIP LINE ROAD, SUITE 250, YARDLEY, PA 19067

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY FSB  
vs.  
JOSEPH A STASKO, III (et al.)

Case Number  
2023CV16

## SHERIFF'S RETURN OF SERVICE

12/18/2023 01:50 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TC WIT: BEVERLY DEITRICH AT 301 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA 17816.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 18, 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

18TH day of DECEMBER, 2023



Plaintiff Attorney: HILL WALLACK LLP, 777 TOWNSHIP LINE ROAD, SUITE 250, YARDLEY, PA 19067



1000 Floral Vale Boulevard  
Suite 300  
Yardley, PA 19067  
main 215.579.7700  
fax 215.579.9248

Amanda Emberger, Paralegal to  
Jill M. Fein, Esquire  
Email: [aemberger@HillWallack.com](mailto:aemberger@HillWallack.com)  
Direct Dial: 267-794-6107

February 21, 2024

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

***Re: Wilmington Savings Fund Society, FSB, as trustee of Discovery Mortgage Loan  
Trust vs. Joseph A. Stasko, III and the USA  
Columbia County CCP No. 2023-CV-16***

---

Dear Sir/Madam:

Please be advised that we represent Plaintiff in connection with the above-referenced matter.

We respectfully request that the Sale scheduled for February 21, 2024 be continued to May 8, 2024.

Should you have any questions, please do not hesitate to contact me. Your courtesy and cooperation are appreciated in this matter.

Very truly yours,

/s/ Amanda Emberger  
Paralegal to Jill M. Fein, Esquire

:ale  
Enclosures

## Timothy Chamberlain

---

**From:** Amanda L. Emberger <aemberger@HillWallack.com>  
**Sent:** Tuesday, February 20, 2024 2:27 PM  
**To:** Timothy Chamberlain  
**Subject:** RE: 2023-CV-2016

Sorry, the docket is 2023-CV-16 It is for Stasko, Property: 526 A MT SHADOW LN

### Amanda L. Emberger

Paralegal  
Office: 267-794-6107 | Fax: 215-579.9248  
1000 Floral Vale Blvd, Suite 300, Yardley, PA 19067  
www.hillwallack.com aemberger@hillwallack.com



---

**From:** Timothy Chamberlain <tchamberlain@columbiapa.org>  
**Sent:** Tuesday, February 20, 2024 2:23 PM  
**To:** Amanda L. Emberger <aemberger@HillWallack.com>  
**Subject:** RE: 2023-CV-2016

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Are you sure this is the correct docket #?

Timothy T. Chamberlain  
Sheriff of Columbia County  
PO Box 380  
Bloomsburg, PA 17815  
Ph: 570-389-5622  
Fax: 570-389-5625



---

**From:** Amanda L. Emberger <aemberger@HillWallack.com>  
**Sent:** Tuesday, February 20, 2024 1:35 PM  
**To:** Timothy Chamberlain <tchamberlain@columbiapa.org>  
**Subject:** 2023-CV-2016

HI Timothy,

Could you please postpone the sale referenced above to May 8<sup>th</sup>? We were unaware of the sale date and have not completed service.

My system is down, but as soon as it is up I will send over a letter.

Thanks.

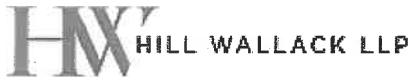
**Amanda L. Emberger**

Paralegal

Office: 267-794-6107 | Fax: 215-579.9248

1000 Floral Vale Blvd, Suite 300, Yardley, PA 19067

www.hillwallack.com aemberger@hillwallack.com



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person, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any tax advice addressed herein.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

Acct 3994  
ad 55430  
Runs Jan ~~31~~  
Feb ~~7-11~~  
off - yes  
24 HOUR PHONE

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: December 14, 2023

Re: Sheriffs Sale Advertising Dates  
Wilmington Savings Fund Society.FSB  
VS.

Joseph A. Stasko III

No. 16 of 2023 J.D. and No. 85 of 2023 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week      January 31st 2024

2<sup>nd</sup> Week      February 7<sup>th</sup> 2024

3<sup>rd</sup> Week      February 14th 2024

SALE DATE:    February 21<sup>st</sup> 2024 @ 9:00 a.m

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

Respectfully,

Timothy Chamberlain  
Sheriff of Columbia County

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023CV16

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, FEBRUARY 21, 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.

---

## PARCELA

ALL THOSE CERTAIN three pieces, parcels or tracts of land situate in the Township of Beaver, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO 1 : BEGINNING at an iron pin on the eastern edge of lands now or formerly of Joseph L. Bolinsky, Jr. and Marie E. Bolinsky, his wife, said point being at the southwest corner of lands now or formerly of Joseph and Anna Herness;

THENCE along the southern edge of lands of said Herness, North 78 degrees 06 minutes 38 seconds East, 100.00 feet to an iron pin;

THENCE along the western edge of lands now or formerly of Pine Lake, Inc., South 1 1 degrees 53 minutes 22 seconds East, 490.00 feet to an iron pin;

THENCE along the northern edge of Tract No. 2 South 78 degrees 06 minutes 38 seconds West, 100.00 feet to a point on the eastern edge of lands now or formerly of Joseph and Helen Bolinsky;

THENCE along same and the lands of Joseph J. Bolinsky, Jr. and Marie E. Bolinsky, North 1 1 degrees 53 minutes 22 seconds West, 490.00 feet to an iron pin, the place of BEGINNING.

CONTAINING 1.125 acres and being designated as Tract No. 1 in the draft showing lands of Stanley and Adelle Bolinsky, prepared by T. Bryce James, R.S., dated May 14, 1975, as revised July 31, 1979.

TRACT NO. 2: BEGINNING at a point on the eastern edge of lands now or formerly of Joseph and Helen Bolinsky, said point being also situate at the southwestern corner of Tract No. 1;

THENCE along the southern edge of said Tract No. 1, North 78 degrees 06 minutes 38 seconds East, 100.00 feet to an iron pin;

THENCE along lands now or formerly of Pine Lake, Inc., South 1 1 degrees 53 minutes 22 seconds East, 390.19 feet to an iron pin;

THENCE along lands now or formerly of Samuel E. and Emma E. Hinterliter. South 78 degrees 06 minutes 38 seconds West, 100.00 feet to an iron pin;

THENCE along lands now or formerly of Joseph and Helen Bolinsky, North 1 1 degrees 53 minutes 22 seconds West, 390.19 feet to a point, the place of BEGINNING.

CONTAINING 0.896 acres, and being designated as Tract No. 2 in the draft showing lands of Stanley and Adelle Bolinsky, by T. Bryce James, R.S., dated May 14, 1975, and revised July 31, 1979

TRACT NO. 3: BEGINNING at an iron pin on the eastern line of lands of Joseph and Helen Bolinsky, said iron pin being situate at the southeast corner of lands now or formerly of Samuel E. and Emma E. Hinterliter\*,

THENCE along the southern edge of said Hinterliter lands, North 78 degrees 06 minutes 38 seconds East 100.00 feet to an iron pin;

THENCE along lands now or formerly of Pine Lake, Inc., South 1 1 degrees 53 minutes 22 seconds East, 827.58 feet to an iron pin;

THENCE along the northern edge of lands now or formerly of the Gowen Coal Company, South 77 degrees 07 minutes 38 seconds West, 100.02 feet to a set stone;

THENCE along lands now or formerly of Joseph and Helen Bolinsky, North 1 1 degrees 53 minutes 22 seconds West. 829.29 feet to an iron pin, the place of BEGINNING.

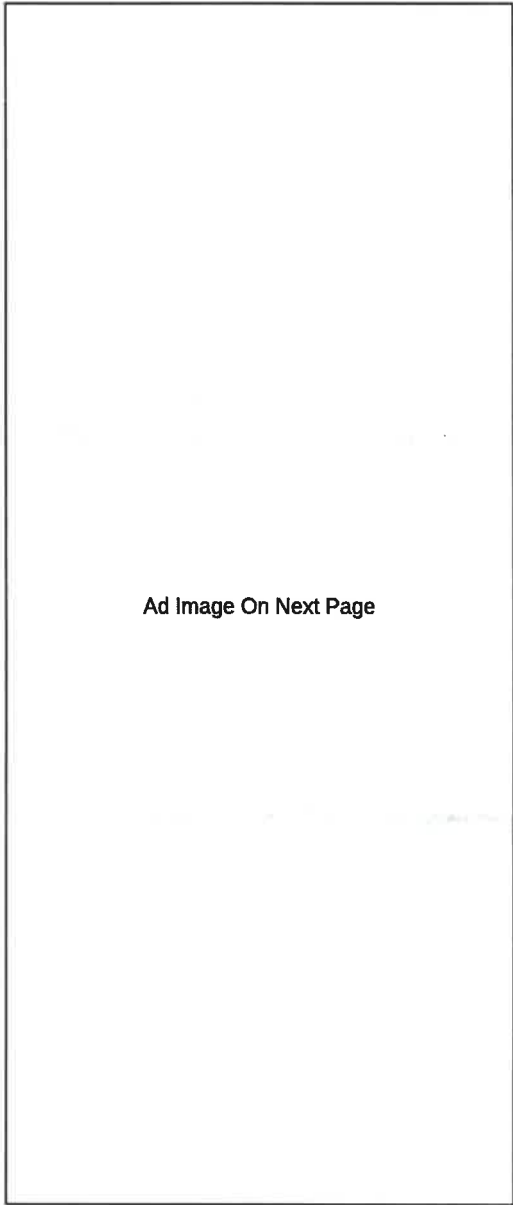
CONTAINING 1.902 acres and being designated as Tract No. 3 in the draft showing lands of Stanley and Adelle Bolinsky, by T. Bryce James, R.S. dated May 14, 1975, and revised July 31, 1979.

EXPECTING, reserving and subjecting the said premises to the right and privilege of ingress, egress and regress in common with other property owners in the subdivision over and upon that certain 12 foot wide private right-of-way extending from Legislative Route No. 19017 along and through the western edge of said tracts as more specifically shown on the draft of survey referred to herein to the southern boundary line of Tract No. 3 as described above for the benefit of the Grantor, his heirs, successors and assigns.

UNDER AND SUBJECT TO THE FOLLOWING: By accepting delivery of this deed, the Grantee agrees to assume his rightful prorated share of costs and expenses which hereinafter may be incurred in connection with the reasonable and necessary maintenance of the private 12' wide right-of-way. This obligation is to be shared with all present and future owners of land in the

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:** Sasko III Sale  
**Date(s) Published:** 01/31/2024, 02/07/2024, 02/14/2024

*unpublished*

Sworn and subscribed to before me  
this 14 day of February 20 24.

*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

PRESS ENTERPRISE Classifieds reaches over 22,000 print readers every day plus 68,000 unique visitors to our website monthly.\*



classifieds@presenterprise.net 773-784-6151

MONDAY MARKETPLACE ADS

175 FREE to advertise your merchandise UNDER \$100! ADS MUST BE SUBMITTED ONLINE AT: presenterpriseonline.com

DRIVE-THRU HOURS:

M-F 9:00am-3:00pm Our Drop-Off Box at the Drive-Thru is available 24/7 MISSED PAPER? Call Customer Service at 576-784-2121, ext. 4980 by 10am.

PLACING CLASSIFIED ADS

Call classifieds@presenterprise.net or online presenterpriseonline.com Call 570-784-6151 Mon-Fri 9:00am-3:00pm

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.

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2023CV16

WEDNESDAY, FEBRUARY 21, 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...

PARCEL A ALL THOSE CERTAIN three pieces, parcels or tracts of land situate in the Township of Beaver... TRACT NO. 1 BEGINNING at an iron pin on the eastern edge of lands now or formerly of Joseph and Anna Horne...

TRACT NO. 2 BEGINNING at a point on the eastern edge of lands now or formerly of Joseph and Helen Bolinsky... TRACT NO. 3 BEGINNING at an iron pin on the eastern line of lands of Joseph and Helen Bolinsky...

PROPERTY ADDRESS: 826 A MT. SHADOW LANE, BLOOMSBURG, PA 17815 UPI / TAX PARCEL NUMBER: 01-12-0126000 & 01-18A0990000

Seized and taken into execution to be sold as the property of JOSEPH A. STASKO, III, THE UNITED STATES OF AMERICA in suit of WILMINGTON SAVINGS FUND SOCIETY FSB.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff HILL WALLACK LLP, Columbia County, Pennsylvania YARDLEY, PA

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2023CV45

WEDNESDAY, FEBRUARY 21, 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...

ALL THAT CERTAIN piece, parcel and tract of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows: BEGINNING at a stake on the Southern side of White Birch Lane...

PROPERTY ADDRESS: 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815 UPI / TAX PARCEL NUMBER: 31-04A-094

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff HILL WALLACK LLP, Columbia County, Pennsylvania YARDLEY, PA

All proposals must be submitted no later than 10:00 a.m. March 19, 2024. All proposals should be delivered in a sealed envelope and addressed to Corinne Lelko at the Mount Carmel Area School District...

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff HILL WALLACK LLP, Columbia County, Pennsylvania YARDLEY, PA

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2023CV254

WEDNESDAY, FEBRUARY 21, 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...

THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows: BEGINNING on Third Street above Pine at the corner of Lot now or late of Rebecca Preiss...

PROPERTY ADDRESS: 223 EAST 3RD STREET, BERWICK, PA 18603 UPI / TAX PARCEL NUMBER: 04A-06009801

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff FRIEDMAN VARTOLO LLP GARDEN CITY, NY

Seized and taken into execution to be sold as the property of LAURE KESSLER HERBS OF THE STATE: KESSLER, LINDA KESSLER DECEASED IN SUIT OF WILMINGTON TRU NATIONAL ASSOC ET AL.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff FRIEDMAN VARTOLO LLP GARDEN CITY, NY

Press Enterprise Online classifieds presenterpriseonline.com/classifieds

Call Classifieds 570-784-6151

Call 570-784-6151

Press Enterprise Online classifieds presenterpriseonline.com/classifieds

85-23  
16-23

SHERIFF'S SALE COST SHEET

vs. Stasko

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>255.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>60.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <del>60.00</del> <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>8.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>522.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>2869.25</u>
SOLICITOR'S SERVICES	\$ <u>100.00</u> <del>20</del>
TOTAL *****	\$ <u>3169.25</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>73.75</u>
TOTAL *****	\$ <u>83.75</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER	20	\$ _____
WATER	20	\$ _____
TOTAL *****		\$ <u>0-</u>

SURCHARGE FEE (DSTE)	\$ <u>40.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 3820.00

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy




WILMINGTON SAVINGS FUND SOCIETY FSB  
vs.  
JOSEPH A STASKO, III (et al.)

Case Number  
2023CV16

## SHERIFF'S RETURN OF SERVICE

01/16/2024 12:48 PM - DEPUTY DALE B. COOMBE, 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 526 A MT. SHADOW LANE, BLOOMSBURG, PA 17815.

  
\_\_\_\_\_  
DALE B. COOMBE, DEPUTY

SO ANSWERS,

  
\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 22, 2024

### NOTARY

Affirmed and subscribed to before me this

22ND day of JANUARY, 2024

Plaintiff Attorney: HILL WALLACK LLP, 777 TOWNSHIP LINE ROAD, SUITE 250, YARDLEY, PA 19067

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY FSB  
vs.  
STASKO III, JOSEPH A (et al.)

Case Number  
2023CV16

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Posting - Sale Bill **Zone:** 85  
**Manner:** < Not Specified > **Expires:**  **Warrant:**   
**Notes:** SALE DATE & TIME: 02/21/2024 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

**Name:** (POSTING)  
**Primary Address:** 526 A MT. SHADOW LANE  
BLOOMSBURG, PA 17815  
**Phone:**  **DOB:**   
**Alternate Address:**   
**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other  
**Adult In Charge:**   
**Relation:**   
**Date:** 1/16/24 **Time:** 1248  
**Deputy:** 8 **Mileage:**

### Attorney / Originator:

**Name:** HILL WALLACK LLP **Phone:**

### Service Attempts:

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

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

(POSTING)

2023CV16

526 A MT. SHADOW LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY FSB  
vs.  
JOSEPH A STASKO, III (et al.)

Case Number  
2023CV16

## SHERIFF'S RETURN OF SERVICE

01/17/2024 02:20 PM - DEPUTY DALE B. COOMBE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE DAVE CYMBALA, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BEAVER TOWNSHIP AT 650 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815.

DALE B. COOMBE, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 17, 2024

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

17TH day of JANUARY, 2024

Plaintiff Attorney: HILL WALLACK LLP, 777 TOWNSHIP LINE ROAD, SUITE 250, YARDLEY, PA 19067

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY FSB  
vs.  
STASKO III, JOSEPH A (et al.)

Case Number  
2023CV16

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 85

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

**Notes:** SALE DATE & TIME: 02/21/2024 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** BEAVER TOWNSHIP

**Primary Address:** 650 BEAVER VALLEY ROAD  
BLOOMSBURG, PA 17815

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:** Dave Cymbala

**Relation:** Township Supervisor

**Date:** 1/17/24 **Time:** 1420

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

**Attorney / Originator:**

**Name:** HILL WALLACK LLP **Phone:**

**Service Attempts:**

<b>Date:</b>	12/19/23					
<b>Time:</b>	10:06					
<b>Mileage:</b>						
<b>Deputy:</b>	9 1	2	3	4	5	6

**Service Attempt Notes:**

1. cars out front no answer
- 2.
- 3.
- 4.
- 5.
- 6.

BEAVER TOWNSHIP

2023CV16

650 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY FSB  
vs.  
JOSEPH A STASKO, III (et al.)

Case Number  
2023CV16

## SHERIFF'S RETURN OF SERVICE

01/17/2024 02:20 PM - DEPUTY DALE B. COOMBE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE DAVE CYMBALA, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BEAVER TOWNSHIP AT 650 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815.

DALE B. COOMBE, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 17, 2024

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

17TH day of JANUARY, 2024

Plaintiff Attorney: HILL WALLACK LLP, 777 TOWNSHIP LINE ROAD, SUITE 250, YARDLEY, PA 19067

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

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

Proof of Ad 12/21/2023

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

Ad ID: **55430**  
Description: **Sasko III Sale**  
Run Dates: **01/31/2024 - 02/14/2024**  
Class: **0002**  
Orig User: **sshotwel**  
Words: **1414**  
Lines: **151**  
Agate Lines: **405**  
Depth: **16.78**  
Blind Box:

**Total Ad Cost \$2,869.25**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	01/31/2024	02/14/2024	3	2,869.25

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. 2023CV16**

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, FEBRUARY 21, 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.

**PARCEL A**

ALL THOSE CERTAIN three pieces, parcels or tracts of land situate in the Township of Beaver, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO 1 : BEGINNING at an iron pin on the eastern edge of lands now or formerly of Joseph L. Bolinsky, Jr. and Marie E. Bolinsky, his wife, said point being at the southwest corner of lands now or formerly of Joseph and Anna Herness;

THENCE along the southern edge of lands of said Herness, North 78 degrees 06 minutes 38 seconds East, 100.00 feet to an iron pin;

THENCE along the western edge of lands now or formerly of Pine Lake, Inc., South 1 1 degrees 53 minutes 22 seconds East, 490.00 feet to an iron pin;

THENCE along the northern edge of Tract No. 2 South 78 degrees 06 minutes 38 seconds West, 100.00 feet to a point on the eastern edge of lands now or formerly of Joseph and Helen Bolinsky;

THENCE along same and the lands of Joseph J. Bolinsky, Jr. and Marie E. Bolinsky, North 1 1 degrees 53 minutes 22 seconds West, 490.00 feet to an iron pin, the place of BEGINNING.

CONTAINING 1.125 acres and being designated as Tract No. 1 in the draft showing lands of Stanley and Adelle Bolinsky, prepared by T. Bryce James, R.S., dated May 14, 1975, as revised July 31, 1979.

TRACT NO. 2: BEGINNING at a point on the eastern edge of lands now or formerly of Joseph and Helen Bolinsky, said point being also situate at the southwestern corner of Tract No. 1;

THENCE along the southern edge of said Tract No. 1, North 78 degrees 06 minutes 38 seconds East, 100.00 feet to an iron pin;

THENCE along lands now or formerly of Pine Lake, Inc., South 1 1 degrees 53 minutes 22 seconds East, 390.19 feet to an iron pin;

THENCE along lands now or formerly of Samuel E. and Emma E. Hinterliter, South 78 degrees 06 minutes 38 seconds West, 100.00 feet to an iron pin;

THENCE along lands now or formerly of Joseph and Helen Bolinsky, North 1 1 degrees 53 minutes 22 seconds West, 390.19 feet to a point, the place of BEGINNING.

CONTAINING 0.896 acres, and being designated as Tract No. 2 in the draft showing lands of Stanley and Adelle Bolinsky, by T. Bryce James, R.S., dated May 14, 1975, and revised July 31, 1979

TRACT NO. 3: BEGINNING at an iron pin on the eastern line of lands of Joseph and Helen Bolinsky, said iron pin being situate at the southeast corner of lands now or formerly of Samuel E. and Emma E. Hinterliter,

THENCE along the southern edge of said Hinterliter lands, North 78 degrees 06 minutes 38 seconds East 100.00 feet to an iron pin;

THENCE along lands now or formerly of Pine Lake, Inc., South 1 1 degrees 53 minutes 22 seconds East, 827.58 feet to an iron pin;

THENCE along the northern edge of lands now or formerly of the Gowen Coal Company, South 77 degrees 07 minutes 38 seconds West, 100.02 feet to a set stone;

THENCE along lands now or formerly of Joseph and Helen Bolinsky, North 1 1 degrees 53 minutes 22 seconds West, 829.29 feet to an iron pin, the place of BEGINNING.

CONTAINING 1.902 acres and being designated as Tract No. 3 in the draft showing lands of Stanley and Adelle Bolinsky, by T. Bryce James, R.S. dated May 14, 1975, and revised July 31, 1979.

EXPECTING, reserving and subjecting the said premises to the right and privilege of ingress, egress and regress in common with other property owners in the subdivision over and upon that certain 12 foot wide private right-of-way extending from

Legislative Route No. 19017 along and through the western edge of said tracts as more specifically shown on the draft of survey referred to herein to the southern boundary line of Tract No. 3 as described above for the benefit of the Grantor, his heirs, successors and assigns.

UNDER AND SUBJECT TO THE FOLLOWING: By accepting delivery of this deed, the Grantee agrees to assume his rightful prorated share of costs and expenses which hereinafter may be incurred in connection with the reasonable and necessary maintenance of the private 12' wide right-of-way. This obligation is to be shared with all present and future owners of land in the subdivision tract of which this conveyance is a

part and shall be binding upon the Grantee, his heirs, successors and assigns.

**PARCEL B:**

ALL THAT CERTAIN piece or parcel of land situated in Beaver Valley, Columbia County, Beaver Township, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northwest corner of the land now or formerly of Adel Bolinsky;

THENCE North 78 degrees 06 minutes 38 seconds East for a distance of 90 feet to a rebar set;

THENCE turning South 1 1 degrees 53 minutes 22 seconds East for a distance of 490.18 feet to a rebar set;

THENCE turning South 78 degrees 06 minutes 38 seconds West for a distance of 90 feet to a rebar set;

THENCE turning North 11 degrees 53 minutes 22 seconds West for a distance of 490.18 feet to a rebar set and point of BEGINNING.

CONTAINING 1.013 acres

The above description was prepared and survey of Tom Baffle, dated February 18, 1991, which is recorded in Columbia County record Book 481, Page 858.

BEING the same premises Francis A. Berns, single, granted and conveyed unto Joseph A. Stasko, III in the deed dated October 29, 2004 and recorded in the Columbia County Recorder of Deeds on November 1, 2004 as Instrument No. 200412412

BEING known as 526A Mt Shadow Lane, Bloomsburg, PA 17815

PARCEL: 01-12-01206000 & 01-18A09900000

PROPERTY ADDRESS: 526 A MT. SHADOW LANE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 01-12-0126000 & 01-18A09900000

Seized and taken into execution to be sold as the property of JOSEPH A. STASKO, III, THE UNITED STATES OF AMERICA in suit of WILMING-TON SAVINGS FUND SOCIETY FSB.

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:  
HILL WALLACK LLP,  
YARDLEY, PA

TIMOTHY CHAMBERLAIN, Sheriff  
Columbia County, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY FSB  
vs.  
JOSEPH A STASKO, III (et al.)

Case Number  
2023CV16

## SHERIFF'S RETURN OF SERVICE

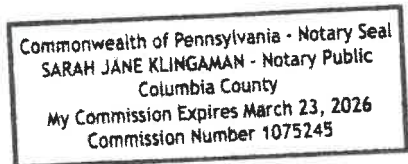
12/18/2023 01:40 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE ANDREA EVENSON, ASSISTANT SECRETARY, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BLOOMSBURG AREA SCHOOL DISTRICT AT 728 E. 5TH STREET, BLOOMSBURG, PA 17815.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 18, 2023



NOTARY

Affirmed and subscribed to before me this

18TH day of DECEMBER, 2023



Plaintiff Attorney: HILL WALLACK LLP, 777 TOWNSHIP LINE ROAD, SUITE 250, YARDLEY, PA 19067

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY FSB  
vs.  
STASKO III, JOSEPH A (et al.)

Case Number  
2023CV16

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	85
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 02/21/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

**Serve To:**

<b>Name:</b>	JOSEPH A STASKO, III
<b>Primary Address:</b>	526 A MOUNTAIN SHADOW LANE BEAVER TWP BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<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>	Amanda Stasko		
<b>Relation:</b>	Wife		
<b>Date:</b>	12/19/23	<b>Time:</b>	10:15
<b>Deputy:</b>	d	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> HILL WALLACK LLP	<b>Phone:</b>
-------------------------------	---------------

**Service Attempts:**

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

**Service Attempt Notes:**

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

STASKO III, JOSEPH A

2023CV16

26 A MOUNTAIN SHADOW LANE, BEAVER TWP, BLOOM: NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY FSB  
vs.  
STASKO III, JOSEPH A (et al.)

Case Number  
2023CV16

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	85
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 02/21/2024 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>	526 A MT. SHADOW LANE 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>	Amanda Stasko		
<b>Relation:</b>	Wife		
<b>Date:</b>	12/19/23	<b>Time:</b>	10:15
<b>Deputy:</b>	9	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> HILL WALLACK LLP	<b>Phone:</b>
-------------------------------	---------------

**Service Attempts:**

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

**Service Attempt Notes:**

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

OCCUPANT

2023CV16

526 A MT. SHADOW LANE, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY FSB  
vs.  
JOSEPH A STASKO, III (et al.)

Case Number  
2023CV16

## SHERIFF'S RETURN OF SERVICE

12/19/2023 10:15 AM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE AMANDA STASKO, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR OCCUPANT AT 526 A MT. SHADOW LANE, BLOOMSBURG, PA 17815.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 19, 2023

### NOTARY

Affirmed and subscribed to before me this

19TH day of DECEMBER, 2023

Plaintiff Attorney: HILL WALLACK LLP, 777 TOWNSHIP LINE ROAD, SUITE 250, YARDLEY, PA 19067

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY FSB  
vs.  
STASKO III, JOSEPH A (et al.)

Case Number  
2023CV16

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	85
Manner:	Adult in Charge	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 02/21/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

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

### Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Deb Hower		
Relation:	Clerk		
Date:	12-14-23	Time:	0930
Deputy:	6	Mileage:	

### Attorney / Originator:

Name:	HILL WALLACK LLP	Phone:	
-------	------------------	--------	--

### Service Attempts:

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

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

COLUMBIA COUNTY TAX C

2023CV16

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY FSB  
vs.  
STASKO III, JOSEPH A (et al.)

Case Number  
2023CV16

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	85
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 02/21/2024 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 Cou
<b>Primary Address:</b>	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Julie Klinger		
<b>Relation:</b>	Secretary		
<b>Date:</b>	12-14-23	<b>Time:</b>	0940
<b>Deputy:</b>	6	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> HILL WALLACK LLP	<b>Phone:</b>
-------------------------------	---------------

**Service Attempts:**

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

**Service Attempt Notes:**

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

DOMESTIC RELATIONS OF 2023CV16 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

**HILL WALLACK LLP**

**Michael J. Shavel, Esquire** (Attorney ID.: 60554)

**Jill M. Fein, Esquire** (Attorney ID.: 318491)

**Kaitlin D. Shire, Esquire** (Attorney ID.: 318491)

**Joseph A. Sulon, Esquire** (Attorney I.D. #330488)

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

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

**WILMINGTON SAVINGS FUND SOCIETY, FSB,  
AS TRUSTEE OF DISCOVERY MORTGAGE  
LOAN TRUST**

**c/o Carrington Mortgage Services, LLC**  
Plaintiff

vs.

**JOSEPH A. STASKO, III**

**THE UNITED STATES OF AMERICA**  
Defendants

**CIVIL DIVISION**

NO. 2023CV16

2023 - ED - 85

**WRIT OF EXECUTION – MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania, County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

(1) (Specifically describe property)  
**Please see Attachment 1 with description.**

(2) (Specifically describe personal property when judgment results from a mortgage covering both personal and real property pursuant to Section 9604(a) of the Uniform Commercial Code)

NOTE: Description of property may be included in, or attached to, the writ.

Amount due:	\$64,274.63
Interest from 11/23/23 to the date of sale at the per annum of 6.000%	\$ _____
Total:	\$ Plus costs

Barbara N. Silveti  
Prothonotary of Columbia County, Pennsylvania

Seal of Court

By: Melissa Traugh  
Clerk

Date: 11/27/2023

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

**HILL WALLACK LLP**

**Michael J. Shavel, Esquire** (Attorney ID.: 60554)

**Jill M. Fein, Esquire** (Attorney ID.: 318491)

**Kaitlin D. Shire, Esquire** (Attorney ID.: 318491)

**Joseph A. Sulon, Esquire** (Attorney I.D. #330488)

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

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

**WILMINGTON SAVINGS FUND SOCIETY, FSB,  
AS TRUSTEE OF DISCOVERY MORTGAGE  
LOAN TRUST**

**c/o Carrington Mortgage Services, LLC**  
Plaintiff

vs.

**JOSEPH A. STASKO, III**

**THE UNITED STATES OF AMERICA**  
Defendants

**CIVIL DIVISION**

NO. 2023CV16

2023 - ED - 85

**WRIT OF EXECUTION - MORTGAGE FORECLOSURE**

Real Debt: \$64,274.63  
Interest from 11/23/22 to the date of sale  
at the per annum of 6.000% \$ \_\_\_\_\_

Costs:

Prothy Paid: \$ \_\_\_\_\_

Sheriff: \$ \_\_\_\_\_

**Jill M. Fein, Esquire**  
Attorney ID.: 318491  
**HILL WALLACK LLP**  
1000 Floral Vale Blvd, Ste 300  
Yardley, PA 19067  
Tel. 215-579-7700  
Fax 215-579-9248  
Attorneys for Plaintiff

## LEGAL DESCRIPTION

### PARCEL A

ALL THOSE CERTAIN three pieces, parcels or tracts of land situate in the Township of Beaver, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO 1: BEGINNING at an iron pin on the eastern edge of lands now or formerly of Joseph L. Bolinsky, Jr. and Marie E. Bolinsky, his wife, said point being at the southwest corner of lands now or formerly of Joseph and Anna Herness;

THENCE along the southern edge of lands of said Herness, North 78 degrees 06 minutes 38 seconds East, 100.00 feet to an iron pin;

THENCE along the western edge of lands now or formerly of Pine Lake, Inc., South 11 degrees 53 minutes 22 seconds East, 490.00 feet to an iron pin;

THENCE along the northern edge of Tract No. 2 South 78 degrees 06 minutes 38 seconds West, 100.00 feet to a point on the eastern edge of lands now or formerly of Joseph and Helen Bolinsky;

THENCE along same and the lands of Joseph J. Bolinsky, Jr. and Marie E. Bolinsky, North 11 degrees 53 minutes 22 seconds West, 490.00 feet to an iron pin, the place of BEGINNING.

CONTAINING 1.125 acres and being designated as Tract No. 1 in the draft showing lands of Stanley and Adelle Bolinsky, prepared by T. Bryce James, R.S., dated May 14, 1975, as revised July 31, 1979.

TRACT NO. 2: BEGINNING at a point on the eastern edge of lands now or formerly of Joseph and Helen Bolinsky, said point being also situate at the southwestern corner of Tract No. 1;

THENCE along the southern edge of said Tract No. 1, North 78 degrees 06 minutes 38 seconds East, 100.00 feet to an iron pin;

THENCE along lands now or formerly of Pine Lake, Inc., South 11 degrees 53 minutes 22 seconds East, 390.19 feet to an iron pin;

THENCE along lands now or formerly of Samuel E. and Emma E. Hinterliter. South 78 degrees 06 minutes 38 seconds West, 100.00 feet to an iron pin;

THENCE along lands now or formerly of Joseph and Helen Bolinsky, North 11 degrees 53 minutes 22 seconds West, 390.19 feet to a point, the place of BEGINNING.

CONTAINING 0.896 acres, and being designated as Tract No. 2 in the draft showing lands of Stanley and Adelle Bolinsky, by T. Bryce James, R.S., dated May 14, 1975, and revised July 31, 1979.

TRACT NO. 3: BEGINNING at an iron pin on the eastern line of lands of Joseph and Helen Bolinsky, said iron pin being situate at the southeast corner of lands now or formerly of Samuel E. and Emma E. Hinterliter;

THENCE along the southern edge of said Hinterliter lands, North 78 degrees 06 minutes 38 seconds East 100.00 feet to an iron pin;

THENCE along lands now or formerly of Pine Lake, Inc., South 11 degrees 53 minutes 22 seconds East, 827.58 feet to an iron pin;

THENCE along the northern edge of lands now or formerly of the Gowen Coal Company, South 77 degrees 07 minutes 38 seconds West, 100.02 feet to a set stone;

THENCE along lands now or formerly of Joseph and Helen Bolinsky, North 11 degrees 53 minutes 22 seconds West. 829.29 feet to an iron pin, the place of BEGINNING.

CONTAINING 1.902 acres and being designated as Tract No. 3 in the draft showing lands of Stanley and Adelle Bolinsky, by T. Bryce James, R.S. dated May 14, 1975, and revised July 31, 1979.

EXPECTING, reserving and subjecting the said premises to the right and privilege of ingress, egress and regress in common with other property owners in the subdivision over and upon that certain 12 foot wide private right-of-way extending from Legislative Route No. 19017 along and through the western edge of said tracts as more specifically shown on the draft of survey referred to herein to the southern boundary line of Tract No. 3 as described above for the benefit of the Grantor, his heirs, successors and assigns.

UNDER AND SUBJECT TO THE FOLLOWING: By accepting delivery of this deed, the Grantee agrees to assume his rightful prorated share of costs and expenses which hereinafter may be incurred in connection with the reasonable and necessary maintenance of the private 12' wide right-of-way. This obligation is to be shared with all present and future owners of land in the subdivision tract of which this conveyance is a part and shall be binding upon the Grantee, his heirs, successors and assigns.

**PARCEL B:**

ALL THAT CERTAIN piece or parcel of land situated in Beaver Valley, Columbia County, Beaver Township, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northwest corner of the land now or formerly of Adel Bolinsky;

THENCE North 78 degrees 06 minutes 38 seconds East for a distance of 90 feet to a rebar set;

THENCE turning South 11 degrees 53 minutes 22 seconds East for a distance of 490.18 feet to a rebar set;

THENCE turning South 78 degrees 06 minutes 38 seconds West for a distance of 90 feet to a rebar set;

THENCE turning North 11 degrees 53 minutes 22 seconds West for a distance of 490.18 feet to a rebar set and point of BEGINNING.

CONTAINING 1.013 acres

The above description was prepared and survey of Tom Bafile, dated February 18, 1991, which is recorded in Columbia County record Book 481, Page 858.

BEING the same premises Francis A. Berns, single, granted and conveyed unto Joseph A. Stasko, III in the deed dated October 29, 2004 and recorded in the Columbia County Recorder of Deeds on November 1, 2004 as Instrument No. 200412412

BEING known as 526A Mt Shadow Lane, Bloomsburg, PA 17815

PARCEL: 01-12-01206000 & 01-18A09900000

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: December 14, 2023

Re: Sheriffs Sale Advertising Dates  
Wilmington Savings Fund Society.FSB  
VS.  
Joseph A. Stasko III

No. 16 of 2023 J.D. and No. 85 of 2023 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 <sup>st</sup> Week	January 31st 2024
2 <sup>nd</sup> Week	February 7 <sup>th</sup> 2024
3 <sup>rd</sup> Week	February 14th 2024
<b>SALE DATE:</b>	<b>February 21<sup>st</sup> 2024 @ 9:00 a.m</b>

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

Respectfully,

Timothy Chamberlain  
Sheriff of Columbia County

**HILL WALLACK LLP**

**Michael J. Shavel, Esquire** (Attorney ID.: 60554)

**Jill M. Fein, Esquire** (Attorney ID.: 318491)

**Kaitlin D. Shire, Esquire** (Attorney ID.: 318491)

**Joseph A. Sulon, Esquire** (Attorney I.D. #330488)

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

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

<b>WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF DISCOVERY MORTGAGE LOAN TRUST</b> c/o Carrington Mortgage Services, LLC Plaintiff  vs.  <b>JOSEPH A. STASKO, III</b>  <b>THE UNITED STATES OF AMERICA</b> Defendants	<b>CIVIL DIVISION</b>  NO. 2023CV16
--	---

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Wilmington Savings Fund Society, FSB, as trustee of Discovery Mortgage Loan trust Plaintiff in the above action, by its attorneys, Hill Wallack LLP, sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at Tax ID No 01-12-01206000 & 01-18A09900000 commonly known as 526A Mt Shadow Lane, Bloomsburg, PA 17815.

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

Name

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

**Joseph A. Stasko, III** ✕

**526 A Mt Shadow Lane  
Bloomsburg, PA 17815**

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

Name

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

**Joseph A. Stasko, III** ✓

**526 A Mt Shadow Lane  
Bloomsburg, PA 17815**

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

Name

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

**CitiMortgage, Inc.** ✓

**1000 Technology Drive  
O'Fallon, MO 63304- USA**

**The United States of America** ✓  
**c/o U.S. Attorney**

**228 Walnut Street  
Harrisburg, PA 17108**

**The United States of America** ✓  
**Office of the U.S. Attorney General**

**950 Pennsylvania Ave, N.W.  
Washington, DC 20530**

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

Name

Last Known Address (if address cannot be reasonable ascertained, please indicate)

**Wilmington Savings Fund Society, FSB, as  
Trustee of Discovery Mortgage Loan Trust**

**1600 South Douglass Rd, Ste 200-A  
Anaheim, CA 92806**

**Pennsylvania Housing Finance Agency** ✓

**211 North Front St, PO Box 15530** ✓  
**Harrisburg, PA 17105**

**The Secretary of Veteran Affairs** ✓

**3401 West End Ave, Suite 706 W  
Nashville, TN 37203**

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

Name

Last Known Address (if address cannot be reasonable ascertained, please indicate)

**See above.**

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

Name

Last Known Address (if address cannot be reasonable ascertained, please indicate)

See above.

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

Name

Last Known Address (if address cannot be reasonable ascertained, please indicate)

- X **Tenant/Occupant** ✓ **526A Mt Shadow Lane  
Bloomsburg, PA 17815**
- X **Domestic Relations of  
Columbia County** ✓ **11 West Main Street  
Bloomsburg, PA 17815**
- Commonwealth of Pennsylvania  
Department of Welfare** ✓ **P.O. Box 2675  
Harrisburg, PA 17105** ✓
- X **Beaver Township** ✓ **650 Beaver Valley Rd  
Bloomsburg, PA 17815**
- X **Beaver Township Tax Collector** ✓ **650 Beaver Valley Rd  
Bloomsburg 17815**
- X **Bloomsburg Area School District** ✓ **728 East Fifth Street  
Bloomsburg, PA 17815**


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

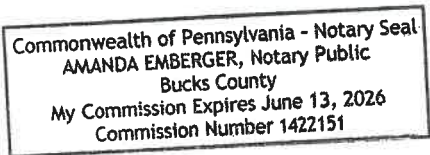
**HILL WALLACK LLP**

Date: 11/21/23

  
**JILL M. FEIN, ESQUIRE**  
Attorney for Plaintiff

Sworn to and Subscribed before me this  
21 day of November, 2023.

  
Notary Public



REAL ESTATE OUTLINE

ED # 85

DATE RECEIVED 11-29-2023  
DOCKET AND INDEX 2023 CV 16

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# 62115

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

SALE DATE Feb. 21, 2024 TIME 9:00am  
 POSTING DATE \_\_\_\_\_  
 ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>1-31-2024</u>
2 <sup>ND</sup> WEEK	<u>2-7-2024</u>
3 <sup>RD</sup> WEEK	<u>2-14-2024</u>

\$64,274.63

Hill Wallack LLP

215-579-7700

Atty. Michael J. Shavel

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023CV16

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, FEBRUARY 21, 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.

---

## PARCELA

ALL THOSE CERTAIN three pieces, parcels or tracts of land situate in the Township of Beaver, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO 1 : BEGINNING at an iron pin on the eastern edge of lands now or formerly of Joseph L. Bolinsky, Jr. and Marie E. Bolinsky, his wife, said point being at the southwest corner of lands now or formerly of Joseph and Anna Herness;

THENCE along the southern edge of lands of said Herness, North 78 degrees 06 minutes 38 seconds East, 100.00 feet to an iron pin;

THENCE along the western edge of lands now or formerly of Pine Lake, Inc., South 1 1 degrees 53 minutes 22 seconds East, 490.00 feet to an iron pin;

THENCE along the northern edge of Tract No. 2 South 78 degrees 06 minutes 38 seconds West,

100.00 feet to a point on the eastern edge of lands now or formerly of Joseph and Helen Bolinsky;

THENCE along same and the lands of Joseph J. Bolinsky, Jr. and Marie E. Bolinsky, North 1 1 degrees 53 minutes 22 seconds West, 490.00 feet to an iron pin, the place of BEGINNING.

CONTAINING 1.125 acres and being designated as Tract No. 1 in the draft showing lands of Stanley and Adelle Bolinsky, prepared by T. Bryce James, R.S., dated May 14, 1975, as revised July 31, 1979.

TRACT NO. 2: BEGINNING at a point on the eastern edge of lands now or formerly of Joseph and Helen Bolinsky, said point being also situate at the southwestern corner of Tract No. 1;

THENCE along the southern edge of said Tract No. 1, North 78 degrees 06 minutes 38 seconds East, 100.00 feet to an iron pin;

THENCE along lands now or formerly of Pine Lake, Inc., South 1 1 degrees 53 minutes 22 seconds East, 390.19 feet to an iron pin;

THENCE along lands now or formerly of Samuel E. and Emma E. Hinterliter. South 78 degrees 06 minutes 38 seconds West, 100.00 feet to an iron pin;

THENCE along lands now or formerly of Joseph and Helen Bolinsky, North 1 1 degrees 53 minutes 22 seconds West, 390.19 feet to a point, the place of BEGINNING.

CONTAINING 0.896 acres, and being designated as Tract No. 2 in the draft showing lands of

Stanley and Adelle Bolinsky, by T. Bryce James, R.S., dated May 14, 1975, and revised July 31, 1979

TRACT NO. 3: BEGINNING at an iron pin on the eastern line of lands of Joseph and Helen

Bolinsky, said iron pin being situate at the southeast corner of lands now or formerly of Samuel E. and Emma E. Hinterliter\*,

THENCE along the southern edge of said Hinterliter lands, North 78 degrees 06 minutes 38 seconds East 100.00 feet to an iron pin;

THENCE along lands now or formerly of Pine Lake, Inc., South 1 1 degrees 53 minutes 22 seconds East, 827.58 feet to an iron pin;

THENCE along the northern edge of lands now or formerly of the Gowen Coal Company, South 77 degrees 07 minutes 38 seconds West, 100.02 feet to a set stone;

THENCE along lands now or formerly of Joseph and Helen Bolinsky, North 1 1 degrees 53 minutes 22 seconds West. 829.29 feet to an iron pin, the place of BEGINNING.

CONTAINING 1.902 acres and being designated as Tract No. 3 in the draft showing lands of Stanley and Adelle Bolinsky, by T. Bryce James, R.S. dated May 14, 1975, and revised July 31, 1979.

EXPECTING, reserving and subjecting the said premises to the right and privilege of ingress, egress and regress in common with other property owners in the subdivision over and upon that certain 12 foot wide private right-of-way extending from Legislative Route No. 19017 along and through the western edge of said tracts as more specifically shown on the draft of survey referred to herein to the southern boundary line of Tract No. 3 as described above for the benefit of the Grantor, his heirs, successors and assigns.

UNDER AND SUBJECT TO THE FOLLOWING: By accepting delivery of this deed, the Grantee agrees to assume his rightful prorated share of costs and expenses which hereinafter may be incurred in connection with the reasonable and necessary maintenance of the private 12' wide right-of-way. This obligation is to be shared with all present and future owners of land in the

## LEGAL DESCRIPTION

### PARCEL A

ALL THOSE CERTAIN three pieces, parcels or tracts of land situate in the Township of Beaver, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO 1: BEGINNING at an iron pin on the eastern edge of lands now or formerly of Joseph L. Bolinsky, Jr. and Marie E. Bolinsky, his wife, said point being at the southwest corner of lands now or formerly of Joseph and Anna Herness;

THENCE along the southern edge of lands of said Herness, North 78 degrees 06 minutes 38 seconds East, 100.00 feet to an iron pin;

THENCE along the western edge of lands now or formerly of Pine Lake, Inc., South 11 degrees 53 minutes 22 seconds East, 490.00 feet to an iron pin;

THENCE along the northern edge of Tract No. 2 South 78 degrees 06 minutes 38 seconds West, 100.00 feet to a point on the eastern edge of lands now or formerly of Joseph and Helen Bolinsky;

THENCE along same and the lands of Joseph J. Bolinsky, Jr. and Marie E. Bolinsky, North 11 degrees 53 minutes 22 seconds West, 490.00 feet to an iron pin, the place of BEGINNING.

CONTAINING 1.125 acres and being designated as Tract No. 1 in the draft showing lands of Stanley and Adelle Bolinsky, prepared by T. Bryce James, R.S., dated May 14, 1975, as revised July 31, 1979.

TRACT NO. 2: BEGINNING at a point on the eastern edge of lands now or formerly of Joseph and Helen Bolinsky, said point being also situate at the southwestern corner of Tract No. 1;

THENCE along the southern edge of said Tract No. 1, North 78 degrees 06 minutes 38 seconds East, 100.00 feet to an iron pin;

THENCE along lands now or formerly of Pine Lake, Inc., South 11 degrees 53 minutes 22 seconds East, 390.19 feet to an iron pin;

THENCE along lands now or formerly of Samuel E. and Emma E. Hinterliter. South 78 degrees 06 minutes 38 seconds West, 100.00 feet to an iron pin;

THENCE along lands now or formerly of Joseph and Helen Bolinsky, North 11 degrees 53 minutes 22 seconds West, 390.19 feet to a point, the place of BEGINNING.

CONTAINING 0.896 acres, and being designated as Tract No. 2 in the draft showing lands of Stanley and Adelle Bolinsky, by T. Bryce James, R.S., dated May 14, 1975, and revised July 31, 1979.

TRACT NO. 3: BEGINNING at an iron pin on the eastern line of lands of Joseph and Helen Bolinsky, said iron pin being situate at the southeast corner of lands now or formerly of Samuel E. and Emma E. Hinterliter;

THENCE along the southern edge of said Hinterliter lands, North 78 degrees 06 minutes 38 seconds East 100.00 feet to an iron pin;

THENCE along lands now or formerly of Pine Lake, Inc., South 11 degrees 53 minutes 22 seconds East, 827.58 feet to an iron pin;

THENCE along the northern edge of lands now or formerly of the Gowen Coal Company, South 77 degrees 07 minutes 38 seconds West, 100.02 feet to a set stone;

THENCE along lands now or formerly of Joseph and Helen Bolinsky, North 11 degrees 53 minutes 22 seconds West. 829.29 feet to an iron pin, the place of BEGINNING.

CONTAINING 1.902 acres and being designated as Tract No. 3 in the draft showing lands of Stanley and Adelle Bolinsky, by T. Bryce James, R.S. dated May 14, 1975, and revised July 31, 1979.

EXPECTING, reserving and subjecting the said premises to the right and privilege of ingress, egress and regress in common with other property owners in the subdivision over and upon that certain 12 foot wide private right-of-way extending from Legislative Route No. 19017 along and through the western edge of said tracts as more specifically shown on the draft of survey referred to herein to the southern boundary line of Tract No. 3 as described above for the benefit of the Grantor, his heirs, successors and assigns.

UNDER AND SUBJECT TO THE FOLLOWING: By accepting delivery of this deed, the Grantee agrees to assume his rightful prorated share of costs and expenses which hereinafter may be incurred in connection with the reasonable and necessary maintenance of the private 12' wide right-of-way. This obligation is to be shared with all present and future owners of land in the subdivision tract of which this conveyance is a part and shall be binding upon the Grantee, his heirs, successors and assigns.

PARCEL B:

ALL THAT CERTAIN piece or parcel of land situated in Beaver Valley, Columbia County, Beaver Township, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northwest corner of the land now or formerly of Adel Bolinsky;

THENCE North 78 degrees 06 minutes 38 seconds East for a distance of 90 feet to a rebar set;

THENCE turning South 11 degrees 53 minutes 22 seconds East for a distance of 490.18 feet to a rebar set;

THENCE turning South 78 degrees 06 minutes 38 seconds West for a distance of 90 feet to a rebar set;

THENCE turning North 11 degrees 53 minutes 22 seconds West for a distance of 490.18 feet to a rebar set and point of BEGINNING.

CONTAINING 1.013 acres

The above description was prepared and survey of Tom Bafile, dated February 18, 1991, which is recorded in Columbia County record Book 481, Page 858.

BEING the same premises Francis A. Berns, single, granted and conveyed unto Joseph A. Stasko, III in the deed dated October 29, 2004 and recorded in the Columbia County Recorder of Deeds on November 1, 2004 as Instrument No. 200412412

BEING known as 526A Mt Shadow Lane, Bloomsburg, PA 17815

PARCEL: 01-12-01206000 & 01-18A09900000

**HILL WALLACK LLP**

**Michael J. Shavel, Esquire** (Attorney ID.: 60554)  
**Jill M. Fein, Esquire** (Attorney ID.: 318491)  
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**Joseph A. Sulon, Esquire** (Attorney I.D. #330488)  
1000 Floral Vale Blvd, Ste 300  
Yardley, PA 19067  
Tel. 215-579-7700  
Fax 215-579-9248  
Attorneys for Plaintiff

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

<b>WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF DISCOVERY MORTGAGE LOAN TRUST</b> c/o Carrington Mortgage Services, LLC Plaintiff  vs.  <b>JOSEPH A. STASKO, III</b>  <b>THE UNITED STATES OF AMERICA</b> Defendants	<b>CIVIL DIVISION</b>  NO. 2023CV16
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**TO: All parties in Interest and Claimants**

**DATE: November 16, 2023**

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

**OWNER(s): Joseph A. Stasko, III**

**PROPERTY: 526A Mt Shadow Lane, Bloomsburg, PA 17815**

**Improvements: Residential Dwelling**

**Judgment Amount: \$64,274.63 plus interest from 11/23/23 to the date of sale at the per  
annum of 6.000%.**

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on 2-21-2024 at 9:00 A.M., located at the Columbia County Sheriff's Office, 35 W. Main Street, Bloomsburg, PA 17815.

Our records indicate that you may hold a mortgage, judgment, or other interest on the property, which may be extinguished by the sale. You may wish to attend the sale to protect your interests. If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY**, as we are not permitted to give you legal advice.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days after the filing of the Schedule.

**HILL WALLACK LLP**  
**Michael J. Shavel, Esquire** (Attorney ID.: 60554)  
**Jill M. Fein, Esquire** (Attorney ID.: 318491)  
**Kaitlin D. Shire, Esquire** (Attorney ID.: 318491)  
**Joseph A. Sulon, Esquire** (Attorney I.D. #330488)  
1000 Floral Vale Blvd, Ste 300  
Yardley, PA 19067  
Tel. 215-579-7700  
Fax 215-579-9248  
Attorneys for Plaintiff

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

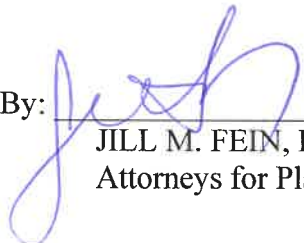
<b>WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF DISCOVERY MORTGAGE LOAN TRUST</b> c/o Carrington Mortgage Services, LLC Plaintiff	<b>CIVIL DIVISION</b>
vs.	NO. 2023CV16
<b>JOSEPH A. STASKO, III</b>	2023 - ED - 85
<b>THE UNITED STATES OF AMERICA</b> Defendants	

**ACT 91 CERTIFICATION**

I, Jill M. Fein, Esquire, hereby certify that I am the attorney of record for the Plaintiff in the above-captioned matter. I further certify that this property is a residential property and is subject to the provisions of ACT 6 or ACT 91 of 1983. Notification was given to Defendants as evidenced by the attached.

HILL WALLACK LLP

Date: 11/21/23

By:   
JILL M. FEIN, ESQUIRE  
Attorneys for Plaintiff

**HILL WALLACK LLP**  
**Michael J. Shavel, Esquire** (Attorney ID.: 60554)  
**Jill M. Fein, Esquire** (Attorney ID.: 318491)  
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 Attorneys for Plaintiff

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

<p><b>WILMINGTON SAVINGS FUND SOCIETY, FSB,          AS TRUSTEE OF DISCOVERY MORTGAGE          LOAN TRUST</b>  <b>c/o Carrington Mortgage Services, LLC</b>          Plaintiff</p> <p align="center">vs.</p> <p><b>JOSEPH A. STASKO, III</b></p> <p><b>THE UNITED STATES OF AMERICA</b>          Defendants</p>	<p align="center"><b>CIVIL DIVISION</b></p> <p align="center">NO. 2023CV16</p> <p align="center">2023-ED-85</p>
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**AFFIDAVIT OF LAST KNOWN MAILING ADDRESS OF THE DEFENDANTS**

COMMONWEALTH OF PENNSYLVANIA :  
 :  
 COUNTY OF BUCKS :  
 :

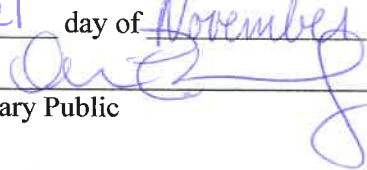
The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby depose and says that the last-known mailing address of the Defendant, Joseph A. Stasko, III, 526 A Mt Shadow Lane, Bloomsburg, PA 17815

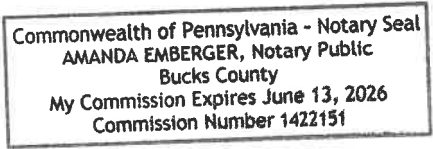
HILL WALLACK LLP

Date: 11/21/23

By:   
 JILL M. FEIN, ESQUIRE  
 Attorneys for Plaintiff

Sworn to and Subscribed before me this  
21 day of November, 2023.

  
 Notary Public



**HILL WALLACK LLP**  
**Michael J. Shavel, Esquire** (Attorney ID.: 60554)  
**Jill M. Fein, Esquire** (Attorney ID.: 318491)  
**Kaitlin D. Shire, Esquire** (Attorney ID.: 318491)  
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 Attorneys for Plaintiff

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

<p><b>WILMINGTON SAVINGS FUND SOCIETY, FSB,          AS TRUSTEE OF DISCOVERY MORTGAGE          LOAN TRUST</b>  <b>c/o Carrington Mortgage Services, LLC</b>          Plaintiff</p> <p align="center">vs.</p> <p><b>JOSEPH A. STASKO, III</b></p> <p><b>THE UNITED STATES OF AMERICA</b>          Defendants</p>	<p align="center"><b>CIVIL DIVISION</b></p> <p align="center">NO. 2023CV16</p> <p align="center">2023-ED-85</p>
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**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA :

ss.

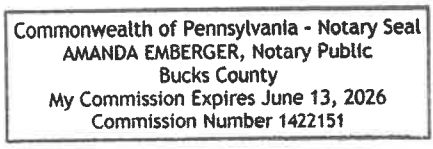
COUNTY OF BUCKS :

Jill M. Fein, Esquire, being duly sworn according to law, deposes and says that he is the attorney for the Plaintiff herein, and the Defendants are not in the military service of the United States, nor any State or Territory thereof or its allies as defined in the Solders' and Sailors' Civil Relief Act of 1940 and the amendments.

Date: 11/8/23

**HILL WALLACK LLP**  
 By: Jill M. Fein  
**JILL M. FEIN, ESQUIRE**  
 Attorneys for Plaintiff

Sworn to and Subscribed before me  
 this 21 day of November, 2023.  
[Signature]  
 Notary Public



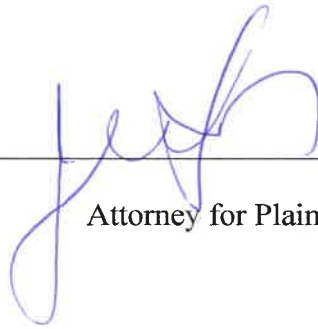
## WAIVER OF WATCHMAN

When the Sheriff levies or attaches property, it will routinely be left without a watchman and in the custody of whomever it is found, upon notice of Sheriff's levy. By signature below, the plaintiff / attorney is providing written authorization for same in the manner of PA R.C.P.

3109(b)(1), releasing the Sheriff from any / all liability for protecting said property. If the plaintiff / attorney demands otherwise, in the manner of PA R.C.P. 3109(a), the Sheriff will require bond or other security, in the manner of PA R.C.P. 3109(d), prior to levy.

Date:

11/21/23



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

(SEAL)

Amanda Emberger, Paralegal to  
Jill M. Fein, Esquire  
Email: aemberger@HillWallack.com  
Direct Dial: 267-794-6107

November 21, 2023

Sheriff's Office  
Columbia County Courthouse  
35 W. Main Street  
Bloomingsburg, PA 17815

*Re: **Wilmington Savings Fund Society, FSB, as trustee of Discovery Mortgage Loan Trust  
vs. Joseph A. Stasko, III and the USA  
Columbia County CCP No. 2023-CV-16***

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Dear Sir/Madam:

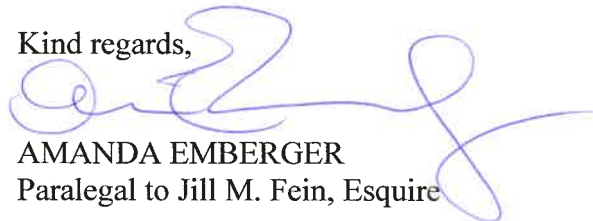
Enclosed please find one (1) time-stamped copies of the Notice of Sale regarding the above-referenced matter.

Also enclosed is one (1) self-addressed, stamped envelope for return of service for service on the following:

**Joseph A. Stasko, III  
526 A Mt Shadow Lane  
Bloomsburg, PA 17815**

If you have any questions, please do not hesitate to contact me. Your courtesies and assistance in this matter are greatly appreciated.

Kind regards,



AMANDA EMBERGER  
Paralegal to Jill M. Fein, Esquire

:ale  
Enclosures

Document Receipt

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Trans #	19649	Carrier / service:	USPS Server	First-Class Mail®	12/14/2023 12:00:00 AM
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Ship to:

CITI MORTGAGE INC  
1000 TECHNOLOGY DRIVE  
O'FALLON MO 63304

Tracking #: 71901140006000190623  
Doc Ref #: 2023ED85  
Postage 5.8600

Document Receipt

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Trans #	19648	Carrier / service:	USPS Server	First-Class Mail®	12/14/2023 12:00:00 AM
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Ship to:

PENNSYLVANIA HOUSING FINANCE  
AGENCY

211 NORTH FRONT ST  
P.O. BOX 15530

HARRISBURG PA 17105

Tracking #: 71901140006000190616  
Doc Ref #: 2023ED85  
Postage 5.8600

Document Receipt

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Trans #	19647	Carrier / service:	USPS Server	First-Class Mail®	12/14/2023 12:00:00 AM
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Ship to:

UNITED STATES ATTY FOR MIDDLE DIST OF PA      UNITED STATES OF AMERICA

HARRISBURG FEDERAL BUILDING & COURTHOUSE  
228 WALNUT STREET  
SUITE 220  
HARRISBURG PA 17108

Tracking #: 71901140006000190609  
Doc Ref #: 2023ED85  
Postage 5.8600

Document Receipt

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Trans #	19646	Carrier / service:	USPS Server	First-Class Mail®	12/14/2023 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

660 AMERICAN AVENUE  
# 301

Tracking #:	71901140006000190593
Doc Ref #:	2023ED85
Postage	5.8600

KING OF PRUSSIA PA 19406

Document Receipt

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Trans #	19645	Carrier / service:	USPS Server	First-Class Mail®	12/14/2023 12:00:00 AM
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Ship to:

SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT

451 SEVENTH STREET  
S.W.

WASHINGTON DC 20410

Tracking #:	71901140006000190586
Doc Ref #:	2023ED85
Postage	5.8600

Document Receipt

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Trans #	19644	Carrier / service:	USPS Server	First-Class Mail®	12/14/2023 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 71901140006000190579

Doc Ref #: 2023 ED 85

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

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Trans #	19643	Carrier / service:	USPS Server	First-Class Mail®	12/14/2023 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE  
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #: 71901140006000190562  
Doc Ref #: 2023 ED 85  
Postage 5.8600

HARRISBURG PA 17128

Document Receipt

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Trans #	19642	Carrier / service:	USPS Server	First-Class Mail®	12/14/2023 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA  
PO BOX 2675

DEPT OF WELFARE

Tracking #: 71901140006000190555  
Doc Ref #: 2023 ED 85  
Postage 5.8600

HARRISBURG PA 17105

Document Receipt

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Trans # 19644 Carrier / service: USPS Server First-Class Mail® 12/14/2023 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 71901140006000190579

Doc Ref #: 2023 ED 85

Postage 5.8600

HARRISBURG PA 17105

THIS CHECK IS PROTECTED BY A VOID PANTOGRAPH, MICROPRINT SIGNATURE LINE AND A HEAT SENSITIVE PADLOCK (CON. ADDITIONAL SECURITY FEATURES ARE LISTED ON BACK.

**HILL WALLACK LLP**

ATTORNEYS AT LAW

P.O. Box 5226  
Princeton, NJ 08540-5226

CITIZENS BANK

62115

10/12/2023

One Thousand Three Hundred Fifty and 00/100 Dollar(s) ONLY \*\*\*\*\*

Amount  
\$1,350.00

PAY TO THE ORDER:  
COLUMBIA COUNTY SHERIFF

VOID AFTER 120 DAYS

Authorized Signature



⑆ 62115⑆ ⑆ 036076150⑆ 659901539⑆