

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S BANK NATIONAL ASSOCIATION
vs.
LAURIE KONCEWICZ (et al.)

Case Number
2023CV254

PROPERTY ADDRESS

223 EAST 3RD STREET, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

| <u>DATE</u> | <u>CATEGORY</u> | <u>MEMO</u> | <u>CHK #</u> | <u>DEBIT</u> | <u>CREDIT</u> |
|-----------------------|---------------------------------|--------------------------|--------------|-------------------|-------------------|
| 12/15/2023 | Advance Fee | Advance Fee | 7953 | \$0.00 | \$1,350.00 |
| 12/15/2023 | Advertising Sale (Newspaper) | | | \$15.00 | \$0.00 |
| 12/15/2023 | Advertising Sale Bills & Copies | | | \$17.50 | \$0.00 |
| 12/15/2023 | Crying Sale | | | \$10.00 | \$0.00 |
| 12/15/2023 | Docketing | | | \$15.00 | \$0.00 |
| 12/15/2023 | Levy | | | \$15.00 | \$0.00 |
| 12/15/2023 | Mailing Costs | | | \$42.00 | \$0.00 |
| 12/15/2023 | Posting Handbill | | | \$15.00 | \$0.00 |
| 12/15/2023 | Press Enterprise Inc. | | | \$1,557.95 | \$0.00 |
| 12/15/2023 | Sheriff Automation Fund | | | \$50.00 | \$0.00 |
| 12/15/2023 | Web Posting | | | \$100.00 | \$0.00 |
| 01/22/2024 | Continued or Cancelled Sale | Postponed to: 4/3/2024 | | \$10.00 | \$0.00 |
| 03/28/2024 | Service | | | \$180.00 | \$0.00 |
| 03/28/2024 | Service Mileage | | | \$24.00 | \$0.00 |
| 03/28/2024 | Copies | | | \$6.00 | \$0.00 |
| 03/28/2024 | Notary Fee | | | \$15.00 | \$0.00 |
| 03/28/2024 | Tax Claim Search | | | \$5.00 | \$0.00 |
| 03/28/2024 | Surcharge | | | \$60.00 | \$0.00 |
| 04/03/2024 | Continued or Cancelled Sale | Cancelled on: 04/03/2024 | | \$10.00 | \$0.00 |
| | | | | \$2,147.45 | \$1,350.00 |
| TOTAL BALANCE: | | | | \$(797.45) | |

TX Result Report

| Addressee | Start Time | Time | Prints | Result | Note |
|--------------|-------------|----------|---------|--------|------|
| 912124715150 | 04-03 09:42 | 00:01:16 | 002/002 | OK | ORG |

Note TMR:Timer TX, POL:Polling, ORG:Original Size Setting, FME:Frame Erase TX, DPG:Page Separation TX, MIX:Mix 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, MBX: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, PDVR: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: Perry Russell, Esq FROM: Sheriff Timothy Chamberlain
 FAX: PAGES: 2
 DATE: April 3, 2024
 RE: Koncewicz execution CC:

Urgent For Review Please Comment Please Reply Please Recycle

I received your stay attached is a cost sheet showing a balance due of \$797.45.



1325 Franklin Avenue, Suite 160, Garden City, NY 11530
t: (212) 471-5100 f:(212) 471-5150
friedmanvartolo.com

SENT VIA ELECTRONIC MAIL

Columbia County Sheriff
Columbia County Courthouse
35 West Main St.
Bloomsburg, PA 17815

April 2, 2024

RE: Sale Date: 04/03/2024; 223 East 3rd Street, Berwick, PA 18603; U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF TREEHOUSE SERIES V TRUST v. LAURIE A. TROMBLEY A/K/A LAURIE A. LAURIE A. KONCEWICZ, Case ID: 2023-CV-254

Dear Columbia County Sheriff's Office,

My firm represents the Plaintiff in the above-referenced mortgage foreclosure action. On behalf of my client, I request that the Sheriff's sale scheduled for April 03, 2024 be STAYED.

Please contact me with any questions or concerns.

Sincerely,

FRIEDMAN VARTOLO LLP

S/ Perry P Russell

X Perry P Russell, Esq. (334517)

Timothy A. Cirino, Esq. (326340)

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

fax

TO: Perry Russell, Esq

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

DATE: April 3, 2024

RE: Koncewicz execution

CC:

Urgent For Review Please Comment Please Reply Please Recycle

I received your stay attached is a cost sheet showing a balance due of \$797.45.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
U.S BANK NATIONAL ASSOCIATION

vs.

Defendant
LAURIE KONCEWICZ
GARY J KONCEWICZ

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
1325 FRANKLIN AVENUE
SUITE 230
GARDEN CITY, NY 11530

Sheriff's Sale Date: Wednesday, April 3, 2024

Writ of Execution No. : 2023CV254

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 223 EAST 3RD STREET, BERWICK, PA 18603

Sheriff Costs

| | |
|---|------------|
| Advertising Sale (Newspaper) | \$15.00 |
| Advertising Sale Bills & Copies | \$17.50 |
| Crying Sale | \$10.00 |
| Docketing | \$15.00 |
| Levy | \$15.00 |
| Mailing Costs | \$42.00 |
| Posting Handbill | \$15.00 |
| Press Enterprise Inc. | \$1,557.95 |
| Prothonotary, Acknowledge Deed | \$10.00 |
| Sheriff Automation Fund | \$50.00 |
| Sheriff's Deed | \$35.00 |
| Solicitor Services | \$150.00 |
| Transfer Tax Form | \$25.00 |
| Web Posting | \$100.00 |
| Continued or Cancelled Sale | \$10.00 |
| Service | \$180.00 |
| Service Mileage | \$24.00 |
| Distribution Form | \$25.00 |
| Copies | \$6.00 |
| Notary Fee | \$15.00 |
| Tax Claim Search | \$5.00 |
| Surcharge | \$60.00 |

245.00

Total Sheriff Costs \$2,382.45

Distribution Costs

| | |
|---------------------------------|----------------|
| Recording Fees | \$71.75 |
| Total Distribution Costs | \$71.75 |

2137.45

Grand Total: **\$2,454.20**

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
U.S BANK NATIONAL ASSOCIATION

vs.

Defendant
LAURIE KONCEWICZ
GARY J KONCEWICZ

Attorney for the Plaintiff:

FRIEDMAN VARTOLO LLP
1325 FRANKLIN AVENUE
SUITE 230
GARDEN CITY, NY 11530

Sheriff's Sale Date: Wednesday, April 3, 2024

Writ of Execution No. : 2023CV254

Advance Sheriff Costs: \$1,350.00

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| Web Posting | | \$100.00 |
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| Service | | \$180.00 |
| Service Mileage | | \$24.00 |
| Distribution Form | | \$25.00 |
| Copies | | \$6.00 |
| Notary Fee | | \$15.00 |
| Tax Claim Search | | \$5.00 |
| Surcharge | | \$60.00 |

Total Sheriff Costs \$2,382.45

Distribution Costs

| | | |
|---------------------------------|--|----------------|
| Recording Fees | | \$71.75 |
| Total Distribution Costs | | \$71.75 |

Grand Total: \$2,454.20

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

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

US BANK NA

VS LAURIE & GARY KONCEWICZ

NO. 89-2023 ED

NO. 254-2023 JD

DATE/TIME OF SALE: APRIL 3, 2024 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

23-254
89-23

SHERIFF'S SALE COST SHEET

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

| | | |
|---------------------------------|------------------|------------------|
| DOCKET/RETURN | \$15.00 | |
| SERVICE PER DEF. | \$ <u>180.00</u> | |
| LEVY (PER PARCEL | \$15.00 | |
| MAILING COSTS | \$ <u>42.00</u> | |
| ADVERTISING SALE BILLS & COPIES | \$17.50 | |
| ADVERTISING SALE (NEWSPAPER) | \$15.00 | |
| MILEAGE | \$ <u>24.00</u> | |
| POSTING HANDBILL | \$15.00 | |
| CRYING/ADJOURN SALE | \$10.00 | |
| SHERIFF'S DEED | \$35.00 | |
| TRANSFER TAX FORM | \$25.00 | |
| DISTRIBUTION FORM | \$25.00 | |
| COPIES | \$ <u>6.00</u> | |
| NOTARY | \$ <u>15.00</u> | |
| TOTAL ***** | | \$ <u>439.50</u> |

| | | |
|-----------------------|-------------------|-------------------|
| WEB POSTING | \$150.00 | |
| PRESS ENTERPRISE INC. | \$ <u>1557.95</u> | |
| SOLICITOR'S SERVICES | \$100.00 | |
| TOTAL ***** | | \$ <u>1857.95</u> |

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

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

TOTAL COSTS (OPENING BID) \$ 2447.00

Robert Crawley, Esquire (319712)
FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
P: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223473-2

FILED
MAR 15 PM 3:02

COUNTY OF COLUMBIA, PENNSYLVANIA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

-----x
U.S. BANK TRUST NATIONAL ASSOCIATION, AS
TRUSTEE OF TREEHOUSE SERIES V TRUST,

NO.: 2023-CV-254

Plaintiff

v.

MORTGAGE FORECLOSURE

LAURIE A. KONCEWICZ A/K/A LAURIE A.
TROMBLEY; GARY J. KONCEWICZ

Defendants
-----x

AFFIDAVIT PURSUANT TO RULE 3129.2

As required by Pa. R.C.P. 3129.2(a), Notice of Sale has been given to all known lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named in the Affidavit Pursuant to Pa. R.C.P. 3129.1 at the address set forth therein. A copy of the Certificate of Mailing (Form 3817) stamped by the U.S. Postal Service is attached hereto as "Exhibit A".

Mar 13, 2024

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

Robert Crawley, Esq. (319712)

Robert Crawley, Esquire (319712)

FRIEDMAN VARTOLO LLP

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

P: (212) 471-5100

F: (212) 471-5150

Attorneys for Plaintiff

Firm Case No.: 223473-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION, AS
TRUSTEE OF TREEHOUSE SERIES V TRUST,

NO.: 2023-CV-254

Plaintiff

v.

MORTGAGE FORECLOSURE

LAURIE A. KONCEWICZ A/K/A LAURIE A.
TROMBLEY; GARY J. KONCEWICZ

Defendants
-----X

CERTIFICATE OF COMPLIANCE

The undersigned attorney for Plaintiff certifies that the Affidavit Pursuant to 3129.2 and related documents complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

Date: *Mar 13*, 2024

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

Robert Crawley, Esq. (319712)

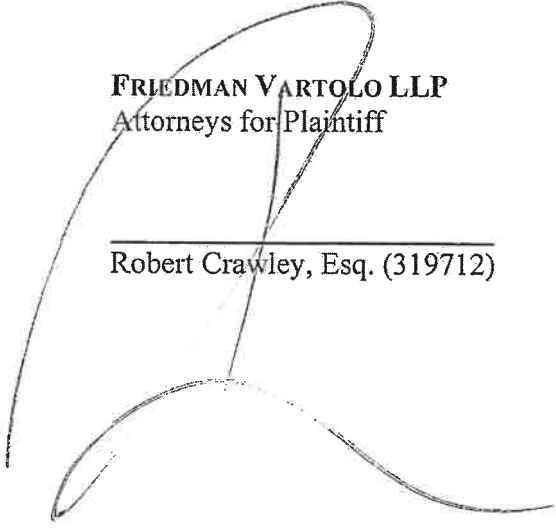


Exhibit A



Certificate of Mailing — Firm (Domestic)

| | | | |
|---|--|--|---|
| Name and Address of Sender FriedmanVartolo LLP 1325 Franklin Avenue, Suite 160 Garden City, NY 11530 | TOTAL NO. of Pieces Listed by Sender 6 | TOTAL NO. of Pieces Received at Post Office™ 6 | Affix Stamp Here Postmark with Date of Receipt. |
| | Postmaster, per (name of receiving employee) | | 0000 U.S. POSTAGE PAID GARDEN CITY, NY 11530 FEB 16, 24 AMOUNT \$3.48 R2305M143693-26 |

| USPS® Tracking Number Firm-specific Identifier | Address (Name, Street, City, State, and ZIP Code™) | Weight | Rate | Special Handling | Parcel Amount |
|---|--|--------|------|------------------|---------------|
| | Commonwealth of Pennsylvania Department of Human Services PO Box 2675 Harrisburg PA 17105 | | | | |
| | Commonwealth of PA Department of Human Services Bureau of Child Support Enforcement 25 S. Front Street Harrisburg PA 17101 | | | | |
| | Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh PA 15222 | | | | |
| | Commonwealth of PA Department of Revenue Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Square Department 280601 Harrisburg PA 17128 | | | | |
| | Commonwealth of PA Department of Public Welfare TPL Casualty Unit Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg PA 17105 | | | | |
| | Commonwealth of PA Department of Revenue Bureau of Compliance PO Box 280946 Harrisburg PA 17128-0946 | | | | |

223473-2



Certificate of Mailing — Firm (Domestic)



| | | | |
|---|--|---|--|
| Name and Address of Sender FriedmanVartolo LLP 1325 Franklin Avenue, Suite 160 Garden City, NY 11530 | TOTAL NO. of Pieces Listed by Sender <div style="text-align: center; font-size: 24pt;">6</div> | TOTAL NO. of Pieces Received at Post Office™ <div style="text-align: center; font-size: 48pt;">6</div> | Affix Stamp Here Postmark with Date of Receipt. <div style="text-align: center;"> </div> |
| Postmaster, per (name of receiving employee) <div style="text-align: center; font-size: 24pt;">MP</div> | | <div style="text-align: center;"> </div> <div style="text-align: right; margin-top: 10px;"> U.S. POSTAGE PAID GARDEN CITY, NY 11530 FEB 16, 24 AMOUNT <div style="font-size: 24pt; font-weight: bold;">\$3.48</div> <small>R2305M1 43693-26</small> </div> | |

| USPS® Tracking Number Firm-specific Identifier | Address (Name, Street, City, State, and ZIP Code™) | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---------|-----|------------------|----------------|
| | Laurie A. Trombley 223 East 3rd Street Berwick PA 18603 | | | | |
| | Laurie A. Koncewicz a/k/a Laurie A. Trombley 223 East 3rd Street Berwick PA 18603 | | | | |
| | Gary J. Koncewicz 223 East 3rd Street Berwick PA 18603 | | | | |
| | U.S. Bank Trust National Association as Trustee of Treehouse Series V Trust 7114 E. Stetson Dr., Suite 250 Scottsdale AZ 85251 | | | | |
| | Tenants/Occupants 223 East 3rd Street Berwick PA 18603 | | | | |
| | U.S. Department of Justice U.S. Attorney, Middle District - PA Federal Building 228 Walnut Street Suite 220 P.O. Box 11754 Harrisburg PA 17108 | | | | |

223473-2



Certificate of Mailing — Firm (Domestic)

| | | | |
|---|---|--|---|
| Name and Address of Sender FriedmanVartolo LLP 1325 Franklin Avenue, Suite 160 Garden City, NY 11530 | TOTAL NO. of Pieces Listed by Sender 2 | TOTAL NO. of Pieces Received at Post Office™ 2 | Affix Post |
| | Postmaster, per (name of receiving employee)  | |  |



U.S. POSTAGE PAID
 GARDEN CITY, NY
 11530
 FEB 16, 24
 AMOUNT
\$2.00
 R2305M143693-26



U.S. POSTAGE PAID
 GARDEN CITY, NY
 11530
 FEB 16, 24
 AMOUNT
\$2.00
 R2305M143693-26

| USPS® Tracking Number Firm-specific Identifier | Address (Name, Street, City, State, and ZIP Code™) | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---------|-----|------------------|----------------|
| | Columbia County Tax Claim Bureau/Assessor 11 West Main Street Bloomsburg PA 17815 | | | | |
| | Columbia County Domestic Relations 11 West Main Street Bloomsburg PA 17815 | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

223473-2



GARDEN CITY
 600 FRANKLIN AVE
 GARDEN CITY, NY 11530-5756
 (800)275-8777

02/16/2024

02:17 PM

| Product | Qty | Unit Price | Price |
|---------------------------------|-----|------------|---------|
| CTOM - Firm - Domestic | 6 | | \$3.48 |
| CTOM - Firm - Domestic | 6 | | \$3.48 |
| CTOM - Individual - Domestic | 2 | | \$4.00 |
| Grand Total: | | | \$10.96 |
| Credit Card Remit | | | \$10.96 |
| Card Name: VISA | | | |
| Account #: XXXXXXXXXXXX3925 | | | |
| Approval #: 627000 | | | |
| Transaction #: 658 | | | |
| AID: A0000000031010 Contactless | | | |
| AL: VISA CREDIT | | | |

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 Track your Packages
 Sign up for FREE @
<https://informedelivery.usps.com>

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 Refunds for guaranteed services only.
 Thank you for your business.

Tell us about your experience.
 Go to: <https://postalexperience.com/Pos>
 or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 353100-0530
 Receipt #: 840-51170011-1-7320987-2
 Clerk: 26

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE

(570) 389-5622

COURT HOUSE:

P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

Acct 3994
Ad 56800
Runs Jan 31
Feb 2+14
off - Yes
24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE

Lackawanna Avenue

Bloomsburg, PA 17815

Date: December 15th 2023

Re: Sheriffs Sale Advertising Dates

U.S. Bank Trust National Assoc.

VS.

Laurie A. Koncewicz & Gary J. Koncewicz

No. 254 of 2023 J.D. and No. 89 of 2023 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week January 31st 2024

2nd Week February 7th 2024

3rd Week February 14th 2024

SALE DATE: February 21st 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. 2023CV254

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.

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

BEGINNING on Third Street above Pine at the corner of Lot now or late of Rebecca Prosser, thence by land of the same, 100 feet to a point; thence on a line parallel with Third Street, 49 ½ feet to the place of beginning.

KNOWN as 223 East Third Street.

BEING the same premises which John H. Shuman, Inc., a Pennsylvania corporation by Deed dated October 9, 1992, and recorded in the Official Records of Columbia County on October 19, 1992, in Deed Book Volume 515, Page 417, granted and conveyed unto Laurie A. Trombley.

223 East 3rd street, Berwick; PA 18603 Tax Parcel Number: 04-05009901

Sale No:

Catherine Aponte, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$51,265.49

Premise Being: 223 East 3rd Street, Berwick, PA 18603

Seized and sold as the property of Gary J. Koncewicz, Laurie A. Koncewicz Laurie A. Trombley Judgment Number 2023-CV-254 (U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust v Laurie A. Koncewicz A/K/A Laurie A. Trombley; et al.), with a judgment amount of \$51,265.49.

PROPERTY ADDRESS: 223 EAST 3RD STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-05009901

Seized and taken into execution to be sold as the property of LAURIE KONCEWICZ, GARY J KONCEWICZ in suit of U.S BANK NATIONAL ASSOCIATION.

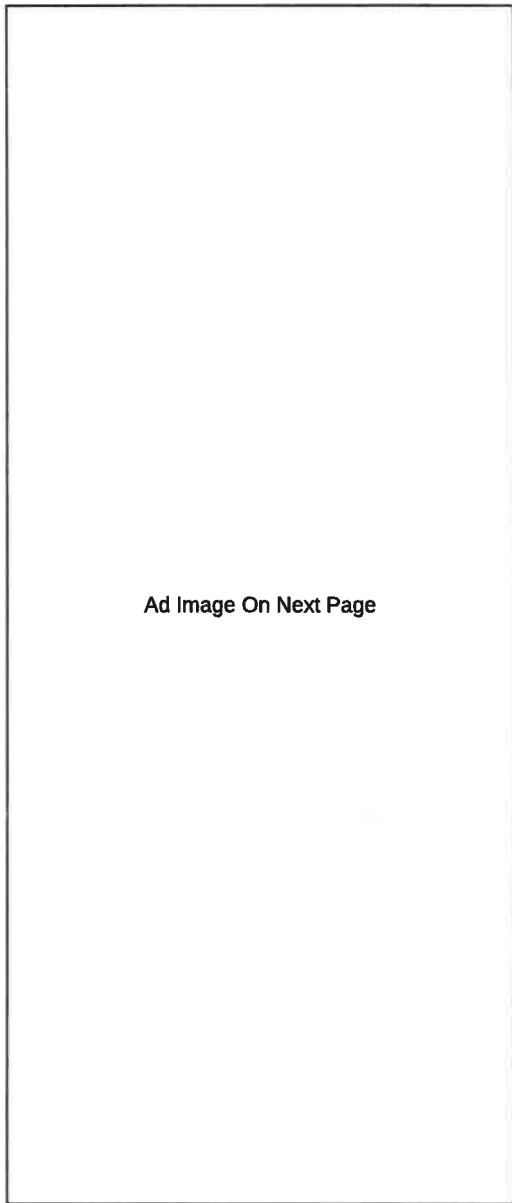
TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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: Koncewicz Sale
Date(s) Published: 01/31/2024, 02/07/2024, 02/14/2024

[Handwritten signature]

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

[Handwritten signature: Shawn H. Stair]

(Notary Public)

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

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

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

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• email: classifieds@pressenterprise.net • online: pressenterpriseonline.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

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, 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 and Helen Bolinsky, Jr. and his wife, said point being at the southwest corner of lands now or formerly of Joseph and Helen Bolinsky, Jr. and his wife, North 74 degrees 30 minutes West, 100 feet to a stake; thence along the southern edge of lands now or formerly of Pine Lake, Inc., South 1 degrees 53 minutes 22 seconds East, 430.00 feet to an iron pin; thence along the northern edge of Tract No. 2, South 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 degrees 53 minutes 22 seconds East, 430.00 feet to an iron pin; thence along the northern edge of Tract No. 1, North 78 degrees 06 minutes 38 seconds East, 100.00 feet to a point on the eastern edge of lands now or formerly of Joseph and Helen Bolinsky, Jr. and his wife, and thence along the southern edge of lands now or formerly of Joseph and Helen Bolinsky, Jr. and his wife, North 1 degrees 53 minutes 22 seconds West, 491.00 feet to an iron pin, the place of BEGINNING.

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2023CV545

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.

ALL THAT CERTAIN piece, parcel and tract of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit: BEGINNING at a stake on the Southern side of White Birch Lane, thence along the dividing line of Lots No. 16 and 17, South 0 degrees 18 minutes East, 62 feet to a stake; thence along land owned by Parrie, North 74 degrees 30 minutes West, 105 feet to a stake; thence along land of Grantors and Lot No. 1, 8, North 16 degrees 18 minutes West, 184 feet to a stake; thence along the Southern side of White Birch Lane, North 87 degrees 2 minutes East, 100 feet to a stake; thence along the Southern side of White Birch Lane, by a curve, 15 feet to a stake, the place of BEGINNING. CONTAINING 18,810 square feet and being Lot No. 17 in Scott Town Park, Scott Township, Columbia County, Pennsylvania, Said Description being taken from a survey prepared by A. Carl Wolfe, R.S. 1816, of the same premises Arthur S. Hunsinger and Helen K. Hunsinger, husband and wife, granted and conveyed unto Albert J. Kessler, Linda S. Kessler, Kessler and wife, in the deed dated November 12, 1971 and recorded in the Columbia County Recorder of Deeds on November 16, 1971 in Book 233, Page 1149. AND THE SAID Albert J. Kessler having departed this life on or about June 21, 2016 without operation of law vide vested in surviving tenant, Linda Kessler. Linda Kessler departed this life on or about March 1, 2023. BEING known as 2820 White Birch Lane, Bloomsburg, PA 17815 PARCEL: 31-04A-094

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

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.

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, to wit: BEGINNING on Third Street above Pine at the corner of Lot now or late of Lawrence Prosser, thence by land to the same, 100 feet to a point; thence on a line parallel with Third Street, 49 1/2 feet to the place of beginning. KNOWN as 223 East Third Street. BEING the same premises which John H. Shuman, Inc., a Pennsylvania corporation by Deed dated October 9, 1982, and recorded in the Official Records of Columbia County on October 19, 1982, in Deed Book Volume 55, Page 412, granted and conveyed unto Laurie A. Trombley, 223 East 3rd Street, Berwick, PA 18603 (Tax Parcel Number: 04-05009901) Sale No: 04-05009901, Esq. Friedman Vartolo LLP, attorney for Plaintiff Judgment Amount: \$1,265,490. Premise Being: 223 East 3rd Street, Berwick, PA 18603 The above premises were sold to the Plaintiff, Gary J. Koncewicz, Laurie A. Koncewicz, Laurie A. Trombley Judgment Number: 2023-CV-254 U.S. Bank Trust National Association, as Trustee of Treohouse Series V Trust, the Plaintiff, Gary J. Koncewicz, Laurie A. Trombley, et al., with a judgment amount of \$1,265,490. PROPERTY ADDRESS: 223 EAST 3RD STREET, BERWICK, PA 18603 JPI / TAX PARCEL NUMBER: 04A-05009901

Seized and taken into execution to be sold as the property of LINDA KESSLER, HEIRS OF THE ESTATE OF ALBERT J. KESSLER, BRIDEN KESSLER, THE UNKNOWN HEIRS TO LINDA KESSLER DECEASED in suit of WILMINGTON TRU NATIONAL ASSOC ET AL. 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 WILL 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 a public sale. The Sheriff will 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 all court costs 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.

Seized and taken into execution to be sold as the property of LAURIE KONCEWICZ, GARY J. KONCEWICZ in suit of U.S. BANK NATIONAL ASSOCIATION. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS WILL 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 a public sale. The Sheriff will 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 all court costs 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.

Seized and taken into execution to be sold as the property of LAURIE KONCEWICZ, GARY J. KONCEWICZ in suit of U.S. BANK NATIONAL ASSOCIATION. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS WILL 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 a public sale. The Sheriff will 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 all court costs 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 WILL WALLACK LLP, Columbia County, Pennsylvania YARDLEY, PA. Mount Carmel Area School District Attention: Food Service Management Companies The Mount Carmel Area School District is requesting proposals for school food service management services. The Food Service Management Company will provide management services according to United States Department of Agriculture (USDA) regulations and guidelines, as well as the Pennsylvania Department of Education policies and guidelines. Food Service Management Companies and/or their representatives may submit proposals to:

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff WILL WALLACK LLP, Columbia County, Pennsylvania YARDLEY, PA. Mount Carmel Area School District Attention: Food Service Management Companies The Mount Carmel Area School District is requesting proposals for school food service management services. The Food Service Management Company will provide management services according to United States Department of Agriculture (USDA) regulations and guidelines, as well as the Pennsylvania Department of Education policies and guidelines. Food Service Management Companies and/or their representatives may submit proposals to:

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff WILL WALLACK LLP, Columbia County, Pennsylvania YARDLEY, PA. Mount Carmel Area School District Attention: Food Service Management Companies The Mount Carmel Area School District is requesting proposals for school food service management services. The Food Service Management Company will provide management services according to United States Department of Agriculture (USDA) regulations and guidelines, as well as the Pennsylvania Department of Education policies and guidelines. Food Service Management Companies and/or their representatives may submit proposals to:

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 WILL 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 a public sale. The Sheriff will 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 all court costs 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.

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 WILL 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 a public sale. The Sheriff will 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 all court costs 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.

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 WILL 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 a public sale. The Sheriff will 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 all court costs 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.

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Public Notices Public Notices Jobs HEARING NO. 1 Application of Charles J. ... Public Notices Public Notices Jobs HEARING NO. 1 Application of Charles J. ... Public Notices Public Notices Jobs HEARING NO. 1 Application of Charles J. ...

Public Auction Thursday Feb 15 @ 6:00pm 1003 E 3RD ST. (RT. 63), HESSCOPEK 18635 Antiques, Silver Coins, Collectibles, Depression Glass, Toys, Primitives, Tools, Jewelry, Comic Books, Anime Movies, Anime Books, Vintage Soap, Beer. Advertisement and much more. P# 9 www.auctionpoint.com 52813 Ben Berger Auctioneer All 5415 Call or text Ron @ 610-873-1874 PUBLIC AUCTION SAT. FEB 24 @ 9:00AM 4502 Red Rock Rd BENTON, PA 17814 Farm Machinery Tractors Shop Tools of the late Valtyle Conducted by FRALY AUCTION CO., INC RY71L Questions/Info: 370-642-6907

FRIEDMAN VARTOLO LLP

A Limited Liability Partnership formed in the State of New York

1325 Franklin Avenue, Suite 160, Garden City, NY 11530

Telephone: (212) 471-5100 | Facsimile: (212) 471-5150

February 7, 2024

Prothonotary of Columbia County
35 W. Main St., PO Box 380
Bloomsburg, PA 17815

RE: **Notice of Continued Sheriff's Sale**

Name: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF
TREEHOUSE SERIES V TRUST v. LAURIE A. KONCEWICZ LAURIE A.
TROMBLEY; GARY J. KONCEWICZ

Docket No.: 2023-CV-254

Property Address: 223 East 3rd Street, Berwick, PA 18603

Firm Case Number: 223473-2

Prothonotary:

On behalf of Friedman Vartolo LLP, counsel for Plaintiff, I respectfully request that you file the **Notice of Continued Sheriff's Sale** and return a filed copy to our office. Enclosed please find the motion, a copy of same, and a return envelope.

Please feel free to contact me should any further documentation be necessary. I may be reached at (212) 471-5100 or via email at paservice@friedmanvartolo.com. Thank you for your help in this matter.

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

S/James Mallon

James Mallon, Paralegal

Timothy A. Cirino, Esq. (326340)
FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223473-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL
DIVISION

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION, NO. 2023-CV-254
AS TRUSTEE OF TREEHOUSE SERIES V
TRUST,

Plaintiff

vs.

LAURIE A. TROMBLEY A/K/A LAURIE A.
KONCEWICZ;

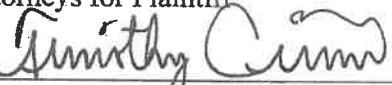
Defendant(s)

-----X
NOTICE OF CONTINUED SHERIFF'S SALE
(PA. R.C.P. 3129.3)

The Sheriff's Sale scheduled for February 21, 2024 at 9:00am in the above-captioned matter has been continued until April 3, 2024 at 9:00am

Dated: 2/7/24

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

S/ 

 Timothy A. Cirino, Esq. (326340)

Timothy A. Cirino, Esq. (326340)
FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223473-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL
DIVISION

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION, NO. 2023-CV-254
AS TRUSTEE OF TREEHOUSE SERIES V
TRUST,

Plaintiff

vs.

LAURIE A. TROMBLEY A/K/A LAURIE A.
KONCEWICZ;

Defendant(s)

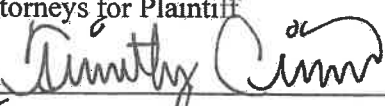
-----X
CERTIFICATE OF SERVICE

On this date, I mailed or delivered to the Sheriff's Office of Columbia County a copy of the Notice of Continued Sheriff's Sale in the above-captioned matter.

Laurie A. Trombley a/k/a Laurie A. Koncewicz
223 East 3rd Street
Berwick, PA 18603

Dated: 2/7/24

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

S/ 

 Timothy A. Cirino, Esq. (326340)

Timothy A. Cirino, Esq. (326340)
FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223473-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL
DIVISION

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION, NO. 2023-CV-254
AS TRUSTEE OF TREEHOUSE SERIES V
TRUST,

Plaintiff

vs.

LAURIE A. TROMBLEY A/K/A LAURIE A.
KONCEWICZ;

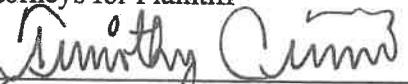
Defendant(s)

-----X
CERTIFICATE OF FILING

On this date, I mailed for filing with the Prothonotary of Columbia County a copy of the
Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Dated: 2/7/24

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

S/ 

Timothy A. Cirino, Esq. (326340)

Timothy A. Cirino, Esq. (326340)
FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223473-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL
DIVISION

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION, NO. 2023-CV-254
AS TRUSTEE OF TREEHOUSE SERIES V
TRUST,

Plaintiff

vs.

LAURIE A. TROMBLEY A/K/A LAURIE A.
KONCEWICZ;

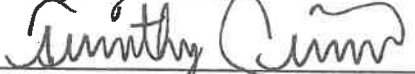
Defendant(s)

-----X
CERTIFICATE OF COMPLIANCE

The undersigned attorney for Plaintiff certifies that the foregoing Notice of Continued Sheriff's Sale complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

Dated: 2/7/24

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

S/ 

Timothy A. Cirino, Esq. (326340)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S BANK NATIONAL ASSOCIATION
vs.
LAURIE KONCEWICZ (et al.)

Case Number
2023CV254

SHERIFF'S RETURN OF SERVICE

01/17/2024 10:21 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 223 EAST 3RD STREET, BERWICK, PA 18603.


KRISTIE ROSPENDOWSKI, 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: FRIEDMAN VARTOLO LLP, 1325 FRANKLIN AVENUE, SUITE 230, GARDEN CITY, NY 11530

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S BANK NATIONAL ASSOCIATION
vs.
KONCEWICZ, LAURIE (et al.)

Case Number
2023CV254

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|--|-----------------|----|
| Category: | Real Estate Sale - Posting - Sale Bill | Zone: | 89 |
| Manner: | < Not Specified > | Expires: | |
| Notes: | SALE DATE & TIME: 02/21/2024 AT 9:00 AM SHERIFF'S SALE BILL | | |

Serve To:

| | |
|---------------------------|--|
| Name: | (POSTING) |
| Primary Address: | 223 EAST 3RD STREET BERWICK, PA 18603 |
| Phone: | DOB: |
| Alternate Address: | |
| Phone: | |

Final Service:

| | | | |
|-------------------------|--|-----------------|------|
| Served: | Personally · Adult In Charge · <u>Posted</u> · Other | | |
| Adult In Charge: | FRONT DOOR | | |
| Relation: | | | |
| Date: | 1/17/24 | Time: | 1031 |
| Deputy: | 4 | Mileage: | |

Attorney / Originator:

| | |
|-----------------------------------|---------------|
| Name: FRIEDMAN VARTOLO LLP | Phone: |
|-----------------------------------|---------------|

Service Attempts:

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

Service Attempt Notes:

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

POSTING

2023CV254

223 EAST 3RD STREET, BERWICK, PA 18603

NO EXPIRATION

FRIEDMAN VARTOLO LLP

A Limited Liability Partnership formed in the State of New York

1325 Franklin Avenue, Suite 160, Garden City, NY 11530

Telephone: (212) 471-5100 | Facsimile: (212) 471-5150

January 22, 2024

COLUMBIA COUNTY SHERIFF
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN ST.
BLOOMSBURG, PA 17815

RE: Name: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF
TREEHOUSE SERIES V TRUST v. LAURIE A. KONCEWICZ LAURIE A.
TROMBLEY; GARY J. KONCEWICZ
Docket No.: 2023-CV-254
Property Address: 223 East 3rd Street, Berwick, PA 18603
Firm Case Number: 223473-2

Columbia County Sheriff:

On behalf of Friedman Vartolo LLP, counsel for Plaintiff, I respectfully request to postpone the foreclosure sale for the above referenced property address that is scheduled for February 21, 2024 until April 3, 2024. Please confirm receipt and postponement of sale.

Please feel free to contact me should any further documentation be necessary. I may be reached at (212) 471-5100 or via email at paservice@friedmanvartolo.com. Thank you for your help in this matter.

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

/S/ Perry Russell
Perry Russell, Esq.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

-----x
U.S. BANK TRUST NATIONAL ASSOCIATION, AS
TRUSTEE OF TREEHOUSE SERIES V TRUST,

NO.: 2023-CV-254

Plaintiff

vs.

2023-ED-89

LAURIE A. KONCEWICZ A/K/A LAURIE A.
TROMBLEY; GARY J. KONCEWICZ,

IN MORTGAGE FORECLOSURE

Defendant(s)

-----x
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania
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:

223 East 3rd Street, Berwick, PA 18603

A legal description of the real property subject to the Writ of Execution is attached.

| | |
|---|-------------|
| Amount of Judgment | \$51,265.49 |
| Interest from Judgment Entry Date to Sale | \$ _____ |
| Total | \$ _____ |
| Costs to be added | \$ _____ |

Interest to accrue at 6% from Judgment Entry
Date to Sale

12/12/2023
(SEAL)
Boniana N. Selivetti
Prothonotary, Common Pleas Court
of Columbia County

Melissa Traugh
Deputy

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

Adam J. Friedman, Esq. (328223)
Catherine Aponte, Esq. (331180)
Richard Postiglione, Esq. (328420)
Andrew L. Markowitz, Esq. (28009)
Charles Wohlrab, Esq. (314532)
Dana Marks, Esq. (205165)
Jason Greenberg, Esq. (328186)
Jason Schwartz, Esq. (92009)
Joshua McNamara, Esq. (203984)
Lauren Moyer, Esq. (320589)
Quenten E. Gilliam, Esq. (328228)
Renee Cohen, Esq. (306667)
Richard J. Tracy, Esq. (327143)
Timothy Cirino, Esq. (326340)

FRIEDMAN VARTOLO LLP

1325 Franklin Avenue, Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223473-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION,
AS TRUSTEE OF TREEHOUSE SERIES V
TRUST,

CASE NO.: 2023-CV-254 2023-ED-89

CIVIL ACTION

Plaintiff,

vs.

MORTGAGE FORECLOSURE

LAURIE A. KONCEWICZ A/K/A LAURIE A.
TROMBLEY; GARY J. KONCEWICZ,

Defendants,
-----X

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Laurie A. Koncewicz a/k/a Laurie A. Trombley at 223 East 3rd Street, Berwick, PA 18603; Gary J. Koncewicz at 223 East 3rd Street, Berwick, PA 18603 and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 223 East 3rd Street, Berwick, PA 18603, owned by Laurie A. Trombley, scheduled to be sold at Sheriff's Sale on February 21, 2024 at 9:00am, prevailing time, in the ,Columbia County Courthouse to enforce the court judgment of \$51,265.49, plus fees, costs and other charges obtained by U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust against Laurie A. Koncewicz a/k/a Laurie A. Trombley; Gary J. Koncewicz.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S BANK NATIONAL ASSOCIATION
vs.
KONCEWICZ, LAURIE (et al.)

Case Number
2023CV254

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 89

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

DRIVES BURGUNDY FOR F150- W401PD

Serve To:

Name: LAURIE KONCEWICZ

Primary Address: 223 EAST 3RD STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *RETURN - CREDIT FINED*

Relation:

Date: 1/17/24 **Time:** 1021

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: FRIEDMAN VARTOLO LLP **Phone:**

Service Attempts:

| | | | | | | |
|-----------------|---|---|---|---|---|---|
| Date: | <i>12/31/23</i> | <i>12/27/23</i> | <i>1/2/24</i> | <i>1/9/24</i> | <i>1/17/24</i> | |
| Time: | <i>1008</i> | <i>1745</i> | <i>1047</i> | <i>1113</i> | <i>1021</i> | |
| Mileage: | | | | | | |
| Deputy: | <i>5</i> | <i>788</i> | <i>43</i> | <i>44</i> | <i>45</i> | 6 |

Service Attempt Notes:

1. NO ANSWER *L/C*
2. " " " "
3. *POST-OFFICE*
4. *NO ANSWER L/C*
5. *J-NET - SAME AS ABOVE*
6. *NO ANSWER - POSTED OCC.*

KONCEWICZ, LAURIE

2023CV254

223 EAST 3RD STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S BANK NATIONAL ASSOCIATION
vs.
KONCEWICZ, LAURIE (et al.)

Case Number
2023CV254

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 89

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: GARY J KONCEWICZ

Primary Address: 223 EAST 3RD STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: RETURN - CAN'T FIND

Relation:

Date: 1/17/24 **Time:** 1021

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: FRIEDMAN VARTOLO LLP **Phone:**

Service Attempts:

| | | | | | | |
|----------|--|--|--|--|---|---|
| Date: | 12/21/23 | 12/27/23 | 1/2/24 | 1/2/24 | 1/17/24 | |
| Time: | 10:08 | 1745 | 1047 | 1113 | 1021 | |
| Mileage: | - | | | | | |
| Deputy: | 5 | 728 | 43 | 44 | 45 | 6 |

Service Attempt Notes:

1. No answer, L/C.
2. no answer, L/C
3. POST OFFICE
4. NO ANSWER - L/C
5. J-NET ADDRESS SAME AS ABOVE
6. NO ANSWER - POSTED OCC.

KONCEWICZ, GARY J

2023CV254

223 EAST 3RD STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S BANK NATIONAL ASSOCIATION
vs.
KONCEWICZ, LAURIE (et al.)

Case Number
2023CV254

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|---|-----------------|----|
| Category: | Real Estate Sale - Sale Notice | Zone: | 89 |
| Manner: | < Not Specified > | Expires: | |
| Notes: | SALE DATE & TIME: 02/21/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |

Serve To:

| | |
|---------------------------|--|
| Name: | OCCUPANT |
| Primary Address: | 223 EAST 3RD STREET BERWICK, PA 18603 |
| Phone: | DOB: |
| Alternate Address: | |
| Phone: | |

Final Service:

| | | | |
|-------------------------|--|-----------------|------|
| Served: | Personally · Adult In Charge · <u>Posted</u> · Other | | |
| Adult In Charge: | FRONT DOOR | | |
| Relation: | | | |
| Date: | 1/17/24 | Time: | 1021 |
| Deputy: | f | Mileage: | |

Attorney / Originator:

| | | | |
|--------------|----------------------|---------------|--|
| Name: | FRIEDMAN VARTOLO LLP | Phone: | |
|--------------|----------------------|---------------|--|

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2023CV254

223 EAST 3RD STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LOANDEPOT.COM LLC
vs.
HESS, ADAM (et al.)

Case Number
2023CV927

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|---|-----------------|---|
| Category: | Real Estate Sale - Sale Notice | Zone: | 2 |
| Manner: | Adult in Charge | Expires: | |
| Notes: | SALE DATE & TIME: 04/03/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |
| Warrant: | | | |

Serve To:

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

Final Service:

| | | | |
|-------------------------|--|-----------------|------|
| Served: | Personally · Adult In Charge · Posted · <u>Other</u> | | |
| Adult In Charge: | Front Porch | | |
| Relation: | | | |
| Date: | 1/17/24 | Time: | 1340 |
| Deputy: | H | Mileage: | |

Attorney / Originator:

| | | | |
|--------------|------------------------------|---------------|--------------|
| Name: | MCCABE, WEISBERG & CONWAY PC | Phone: | 215-790-1010 |
|--------------|------------------------------|---------------|--------------|

Service Attempts:

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

Service Attempt Notes:

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

GINGHER, CONNIE C.

2023CV927

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

Adam J. Friedman, Esq. (328223)
Catherine Aponte, Esq. (331180)
Richard Postiglione, Esq. (328420)
Andrew L. Markowitz, Esq. (28009)
Charles Wohlrab, Esq. (314532)
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FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223473-2

Sch 4051
C.B. 6422

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION,
AS TRUSTEE OF TREEHOUSE SERIES V
TRUST,

CASE NO.: 2023-CV-254 2023-ED-89

CIVIL ACTION

Plaintiff,

MORTGAGE FORECLOSURE

vs.

LAURIE A. KONCEWICZ A/K/A LAURIE A.
TROMBLEY; GARY J. KONCEWICZ,

Defendants,

-----X
NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Laurie A. Koncewicz a/k/a Laurie A. Trombley at 223 East 3rd Street, Berwick, PA 18603; Gary J. Koncewicz at 223 East 3rd Street, Berwick, PA 18603 and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 223 East 3rd Street, Berwick, PA 18603, owned by Laurie A. Trombley, scheduled to be sold at Sheriff's Sale on February 21, 2024 at 9:00am, prevailing time, in the ,Columbia County Courthouse to enforce the court judgment of \$51,265.49, plus fees, costs and other charges obtained by U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust against Laurie A. Koncewicz a/k/a Laurie A. Trombley; Gary J. Koncewicz.

Tax Notice 2023 County & Municipality
BERWICK BORO

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
TAX COLLECTOR
1615 LINCOLN AVENUE
BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
NO PERSONAL CHECKS AFTER DEC.1, 2023

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2023

BILL NO.
6422

| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | TAX AMOUNT DUE | INCL PENALTY |
|--|------------|--------|----------------------------------|---------------------------------|--------------------------|
| GENERAL | 13,010 | 12.135 | 154.72 | 157.88 | 173.67 |
| SINKING | | 1 | 12.75 | 13.01 | 14.31 |
| FIRE | | 1.25 | 15.93 | 16.26 | 17.07 |
| LIGHT | | 1.25 | 15.93 | 16.26 | 17.07 |
| BORO RE | | 18.1 | 230.77 | 235.48 | 247.25 |
| The discount & penalty have been calculated for your convenience | | | 430.10 | 438.89 | 469.37 |
| PAY THIS AMOUNT | | | April 30 If paid on or before | June 30 If paid on or before | June 30 If paid after |

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

TROMBLEY LAURIE A
C/O LAURIE KONCEWICZ
223 EAST THIRD STREET
BERWICK PA 18603

| | CNTY | TWP |
|----------------------------|-----------|--------|
| Discount | 2 % | 2 % |
| Penalty | 10 % | 5 % |
| PARCEL: 04A-05 -009-01,000 | | |
| 223 E THIRD ST | | |
| .1148 Acres | | |
| | Land | 2,500 |
| | Buildings | 10,510 |
| Total Assessment | | 13,010 |

This tax returned to courthouse on:
January 1, 2024

Cone
FILE COPY

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

Connie C. Gingher
4-24-23 *C*

Bill Date: 7/1/2023

Bill #: 4051

RETURN THIS COUPON IF PAYING IN FULL

Parcel #: 04A05 00901000

Property Location and Description:
223 E THIRD ST
.115

Assessment:
L= 2,500
B= 10,510
T= 13,010

| Tax Description | Mills/Rate | Amount |
|--------------------------|--------------------|----------|
| SCHOOL REAL ESTATE | 50.920 | 662.47 |
| HOMESTEAD EXCLUSION | (4,986.00) | (253.89) |
| FARMSTEAD EXCLUSION | NA | NA |
| AMOUNTS DUE | | |
| If Paid By 8/31/2023 | 2% Discount Amount | 400.41 |
| If Paid By 10/31/2023 | Face Amount | 408.58 |
| If Paid After 10/31/2023 | 10% Penalty Amount | 449.44 |

Last Day to Pay: 12/31/2023 *400.41*
For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

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

Connie C. Gingher
8/31/23

Make Check Payable To: The Berwick Area School District

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

Telephone: 570-752-7442

2023-2024 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Taxes are due and payment is requested from:

04A05 00901000 4051 C04
TROMBLEY LAURIE A
C/O LAURIE KONCEWICZ
223 E 3RD ST
BERWICK PA 18603-3701

Homestead/Farmstead Applied

Tim,
2023 taxes paid in full by mortgage
Company.
Cone

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 12/26/2023

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

Ad ID: **56800**
Description: **Koncewicz Sale**
Run Dates: **01/31/2024 - 02/14/2024**
Class: **0002**
Orig User: **sshotwel**
Words: **643**
Lines: **82**
Agate Lines: **219**
Depth: **9.11**
Blind Box:

Total Ad Cost \$1,557.95
Amount Paid \$0.00

| Publication | Start | Stop | Inserts | Cost |
|--------------------------|------------|------------|---------|----------|
| Press Enterprise - Class | 01/31/2024 | 02/14/2024 | 3 | 1,557.95 |

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

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.

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

BEGINNING on Third Street above Pine at the corner of Lot now or late of Rebecca Prosser, thence by land of the same, 100 feet to a point; thence on a line parallel with Third Street, 49 1/2 feet to the place of beginning.

KNOWN as 223 East Third Street.

BEING the same premises which John H. Shuman, Inc., a Pennsylvania corporation by Deed dated October 9, 1992, and recorded in the Official Records of Columbia County on October 19, 1992, in Deed Book Volume 515, Page 417, granted and conveyed unto Laurie A. Trombley.

223 East 3rd street, Berwick, PA 18603

Tax Parcel Number: 04-05009901

Sale No:

Catherine Aponte, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$51,265.49

Premise Being: 223 East 3rd Street, Berwick, PA 18603

Seized and sold as the property of Gary J. Koncewicz, Laurie A. Koncewicz Laurie A. Trombley Judgment Number 2023-CV-254

(U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust v Laurie A. Koncewicz A/K/A Laurie A. Trombley; et al.), with a judgment amount of \$51,265.49.

PROPERTY ADDRESS: 223 EAST 3RD STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-05009901

Seized and taken into execution to be sold as the property of LAURIE KONCEWICZ, GARY J. KONCEWICZ in suit of U.S. BANK NATIONAL ASSOCIATION.

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

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

TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S BANK NATIONAL ASSOCIATION
vs.
KONCEWICZ, LAURIE (et al.)

Case Number
2023CV254

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|---|-----------------|----|
| Category: | Real Estate Sale - Sale Notice | Zone: | 89 |
| Manner: | Adult in Charge | Expires: | |
| Notes: | SALE DATE & TIME: 02/21/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |
| Warrant: | | | |

Serve To:

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

Final Service:

| | | | |
|-------------------------|---|-----------------|-------|
| Served: | Personally · Adult In Charge · Posted · Other | | |
| Adult In Charge: | <input checked="" type="checkbox"/> | | |
| Relation: | Det. | | |
| Date: | 12/21/23 | Time: | 10:29 |
| Deputy: | 5 | Mileage: | |

Attorney / Originator:

| | | | |
|--------------|----------------------|---------------|--|
| Name: | FRIEDMAN VARTOLO LLP | Phone: | |
|--------------|----------------------|---------------|--|

Service Attempts:

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

Service Attempt Notes:

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

GINGHER, CONNIE C.

2023CV254

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S BANK NATIONAL ASSOCIATION
vs.
LAURIE KONCEWICZ (et al.)

Case Number
2023CV254

SHERIFF'S RETURN OF SERVICE

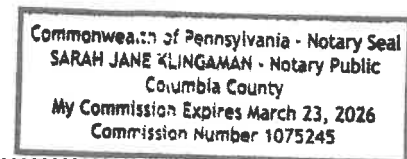
12/21/2023 10:29 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TC WIT: CONNIE C. GINGHER AT 1615 LINCOLN AVENUE, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 21, 2023



NOTARY

Affirmed and subscribed to before me this

21ST day of DECEMBER, 2023

Plaintiff Attorney: FRIEDMAN VARTOLO LLP, 1325 FRANKLIN AVENUE, SUITE 230, GARDEN CITY, NY 11530

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S BANK NATIONAL ASSOCIATION
vs.
LAURIE KONCEWICZ (et al.)

Case Number
2023CV254

SHERIFF'S RETURN OF SERVICE

12/18/2023 10:58 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 LYNN DIXSON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR COLUMBIA COUNTY TAX OFFICE AT PO BOX 380 BLOOMSBURG, PA 17815.


JONATHAN BROADT, 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: FRIEDMAN VARTOLO LLP, 1325 FRANKLIN AVENUE, SUITE 230, GARDEN CITY, NY 11530

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S BANK NATIONAL ASSOCIATION
vs.
KONCEWICZ, LAURIE (et al.)

Case Number
2023CV254

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 89
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 Adult In Charge Posted Other
Adult In Charge: Lynn Dixson
Relation: Clerk
Date: 12/18/23 **Time:** 10:58
Deputy: 4 **Mileage:**

Attorney / Originator:

Name: FRIEDMAN VARTOLO LLP **Phone:**

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2023CV254

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S BANK NATIONAL ASSOCIATION
vs.
LAURIE KONCEWICZ (et al.)

Case Number
2023CV254

SHERIFF'S RETURN OF SERVICE

12/18/2023 11:01 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 BRITTANI SHAFFER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DOMESTIC RELATIONS OFFICE OF COLUMBIA COUNTY AT 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA 17815.

JONATHAN BROADT, 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: FRIEDMAN VARTOLO LLP, 1325 FRANKLIN AVENUE, SUITE 230, GARDEN CITY, NY 11530

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S BANK NATIONAL ASSOCIATION
vs.
KONCEWICZ, LAURIE (et al.)

Case Number
2023CV254

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|---|-----------------|----|
| Category: | Real Estate Sale - Sale Notice | Zone: | 89 |
| Manner: | Adult in Charge | Expires: | |
| Notes: | SALE DATE & TIME: 02/21/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |

Serve To:

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

Final Service:

| | | | |
|-------------------------|--|-----------------|-------|
| Served: | Personally <u>Adult In Charge</u> Posted · Other | | |
| Adult In Charge: | Brittahi Snafcer | | |
| Relation: | secretary | | |
| Date: | 12/18/23 | Time: | 11:01 |
| Deputy: | 4 | Mileage: | |

Attorney / Originator:

| | | | |
|--------------|----------------------|---------------|--|
| Name: | FRIEDMAN VARTOLO LLP | Phone: | |
|--------------|----------------------|---------------|--|

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2023CV254 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV254

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.

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

BEGINNING on Third Street above Pine at the corner of Lot now or late of Rebecca Prosser, thence by land of the same, 100 feet to a point; thence on a line parallel with Third Street, 49 ½ feet to the place of beginning.

KNOWN as 223 East Third Street.

BEING the same premises which John H. Shuman, Inc., a Pennsylvania corporation by Deed dated October 9, 1992, and recorded in the Official Records of Columbia County on October 19, 1992, in Deed Book Volume 515, Page 417, granted and conveyed unto Laurie A. Trombley.

223 East 3rd street, Berwick; PA 18603 Tax Parcel Number: 04-05009901

Sale No:

Catherine Aponte, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$51,265.49

Premise Being: 223 East 3rd Street, Berwick, PA 18603

Seized and sold as the property of Gary J. Koncewicz, Laurie A. Koncewicz Laurie A. Trombley Judgment Number 2023-CV-254 (U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust v Laurie A. Koncewicz A/K/A Laurie A. Trombley; et al.), with a judgment amount of \$51,265.49.

PROPERTY ADDRESS: 223 EAST 3RD STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-05009901

Seized and taken into execution to be sold as the property of LAURIE KONCEWICZ, GARY J KONCEWICZ in suit of U.S BANK NATIONAL ASSOCIATION.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 89

DATE RECEIVED 12-12-2023
DOCKET AND INDEX 2023 CV 254

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>O</u> | } emailed 12/15/23 |
| NOTICES OF SHERIFF SALE | <u>X</u> | |
| WAIVER OF WATCHMAN | <u>O</u> | |
| AFFIDAVIT OF LIENS LIST | <u>X</u> | |
| CHECK FOR \$1,350.00 OR _____ | <u>X</u> | CK# <u>7953</u> |

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

SALE DATE 2/21/24 TIME 9:00

POSTING DATE _____

| | | |
|--------------------------|----------------------|----------------|
| ADV. DATES FOR NEWSPAPER | 1 ST WEEK | <u>1-31-24</u> |
| | 2 ND WEEK | <u>2-7-24</u> |
| | 3 RD WEEK | <u>2-14-24</u> |

Adam J. Friedman, Esq. (328223)
Catherine Aponte, Esq. (331180)
Richard Postiglione, Esq. (328420)
Andrew L. Markowitz, Esq. (28009)
Charles Wohlrab, Esq. (314532)
Dana Marks, Esq. (205165)
Jason Greenberg, Esq. (328186)
Jason Schwartz, Esq. (92009)
Joshua McNamara, Esq. (203984)
Lauren Moyer, Esq. (320589)
Quenten E. Gilliam, Esq. (328228)
Renee Cohen, Esq. (306667)
Richard J. Tracy, Esq. (327143)
Timothy Cirino, Esq. (326340)
FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223473-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION,
AS TRUSTEE OF TREEHOUSE SERIES V
TRUST,

NO.: 2023-CV-254

2023-ED-89

Plaintiff

vs.

LAURIE A. KONCEWICZ A/K/A LAURIE A.
TROMBLEY; GARY J. KONCEWICZ,

Defendant(s)

-----X
AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust, Plaintiff in the above-entitled action, sets forth as of this date the Praeceptum for the Writ of Execution was filed the following information concerning the real property located at 223 East 3rd Street, Berwick, PA 18603.

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

Laurie A. Trombley
223 East 3rd Street
Berwick, PA 18603

2. Name and Address of Defendant(s) in the Judgment:

✓ Laurie A. Koncewicz a/k/a Laurie A. Trombley
223 East 3rd Street
Berwick, PA 18603

✓ Gary J. Koncewicz
223 East 3rd Street
Berwick, PA 18603

3. Name and Last Known Address of Every Judgment Creditor Whose Judgment is a Record Lien on the Real Property to be Sold:

None.

4. Name and Address of the Last Recorded Holder of Every Mortgage of Record:

U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust
7114 E. Stetson Dr., Suite 250
Scottsdale, AZ 85251

5. Name and Address of Every Other Person Who has Any Record Lien on the Property:

✓ Commonwealth of PA Department of Public Welfare TPL Casualty Unit Estate Recovery
Program
P.O. Box 8486 Willow Oak Building
Harrisburg, PA 17105

Tenants/Occupants ✓
223 East 3rd Street
Berwick, PA 18603

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:

None.

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:

- X ✓ Commonwealth of Pennsylvania Department of Human Services
PO Box 2675
Harrisburg, PA 17105
- X ✓ Internal Revenue Service Advisory
1000 Liberty Avenue Room 704
Pittsburgh, PA 15222
- X ✓ Commonwealth of Pennsylvania Department of Revenue Bureau of Individual Taxes Inheritance
Tax Division
6th Floor, Strawberry Square Department 280601
Harrisburg, PA 17128
- X ✓ U.S Department of Justice
U.S. Attorney, Middle District - PA
Federal Building 228 Walnut Street, Suite 220 P.O. Box 11754
Harrisburg, PA 17108
- X ✓ Commonwealth of PA Department of Human Services Bureau of Child Support Enforcement
25 South Front Street
Harrisburg, PA 17101
- ✓ Columbia County Tax Claim Bureau/Assessor
11 West Main Street
Bloomsburg, PA 17815
- ✓ Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

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

Date: November 21, 2023

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

S/ _____
Adam J. Friedman, Esq. (328223)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

-----x
U.S. BANK TRUST NATIONAL ASSOCIATION, AS
TRUSTEE OF TREEHOUSE SERIES V TRUST,
Plaintiff

NO.: 2023-CV-254

2023-EP-89

vs.

LAURIE A. KONCEWICZ A/K/A LAURIE A.
TROMBLEY; GARY J. KONCEWICZ,
Defendant(s)

IN MORTGAGE FORECLOSURE

-----x
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania
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:

223 East 3rd Street, Berwick, PA 18603

A legal description of the real property subject to the Writ of Execution is attached.

| | |
|---|-------------|
| Amount of Judgment | \$51,265.49 |
| Interest from Judgment Entry Date to Sale | \$ _____ |
| Total | \$ _____ |
| Costs to be added | \$ _____ |

Interest to accrue at 6% from Judgment Entry
Date to Sale

12/12/2023
(SEAL)
Barbara N. Selitti
Prothonotary, Common Pleas Court
of Columbia County

Melissa Traugh
Deputy

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION,
AS TRUSTEE OF TREEHOUSE SERIES V
TRUST,

NO.: 2023-CV-254

2023-ED-89

CIVIL ACTION

Plaintiff

vs.

MORTGAGE FORECLOSURE

LAURIE A. KONCEWICZ A/K/A LAURIE A.
TROMBLEY; GARY J. KONCEWICZ,

Defendant(s)
-----X

LONG FORM DESCRIPTION
SCHEDULE "A"

ALL 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, to-wit:

BEGINNING on Third Street above Pine at the corner of lot now or late of Rebecca Prosser, thence by land of the same, 100 feet to a point; thence on a line parallel with Third Street, 49½ feet to the lot now or late of Jacob Belford; thence along said lot, 100 feet to Third Street; thence along said street, 49½ feet to the place of beginning.

KNOWN as 223 East Third Street.

BEING the same premises which John H. Shuman, Inc., a Pennsylvania corporation by Deed dated October 9, 1992, and recorded in the Official Records of Columbia County on October 19, 1992, in Deed Book Volume 515, Page 417, granted and conveyed unto Laurie A. Trombley.

223 East 3rd Street, Berwick, PA 18603

Tax Parcel Number: 04A-05009901

Sale No:

Catherine Aponte, Esq., Friedman Vartolo LLP, attorney for Plaintiff

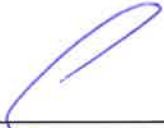
Judgment Amount: \$51,265.49

Premise Being: 223 East 3rd Street, Berwick, PA 18603

Seized and sold as the property of Gary J. Koncewicz, Laurie A. Koncewicz Laurie A. Trombley Judgment Number 2023-CV-254 (U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust v Laurie A. Koncewicz A/K/A Laurie A. Trombley; et al.), with a judgment amount of \$51,265.49.

Dated: November 21, 2023

S/



Adam J. Friedman, Esq. (328223)
FRIEDMAN VARTOLO LLP Attorneys
for Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(T) (212) 471-5100
(F) (212) 471-5150

This Deed,

MADE the 9th day of October, in the year nineteen hundred and ninety-two (1992)

BETWEEN JOHN H. SHUMAN, INC., a Pennsylvania corporation, with offices at 500 East Street, Bloomsburg, Columbia County, Pennsylvania, GRANTOR,

AND

LAURIE A. TROMBLEY, of 223 East Third Street, Berwick, Pennsylvania, GRANTEE

WITNESSETH, That in consideration of the sum of TWENTY SEVEN THOUSAND FIVE HUNDRED (\$27,500.00) ----- Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said grantor do es hereby grant and convey to the said grantee, her heirs and assigns,

ALL 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, to-wit:

BEGINNING on Third Street above Pine at the corner of Lot now or late of Rebecca Prosser, thence by land of the same, 100 feet to a point; thence on a line parallel with Third Street, 49½ feet to the lot now or late of Jacob Belford; thence along said lot, 100 feet to Third Street; thence along said street, 49½ feet to the place of beginning.

KNOWN as 223 East Third Street.

BEING the same premises which John F. Heydenreich, Strawman, by deed dated August 27, 1990 and recorded in Columbia County Record Book Volume 457, page 711, granted and conveyed unto John H. Shuman, Inc., grantor herein.

Berwick Boro
REAL ESTATE TRANSFER TAX
Amount 137.50 Paid Oct 19, 1992

THE BERWICK AREA SCHOOL DISTRICT
REAL ESTATE TRANSFER TAX
Amount 137.50 Paid Oct 19, 1992

BK 515PG0417

**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.**

Columbia County Lawyer Referral Service
Pennsylvania Bar Association, 100 South Street
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Property Description

By virtue of Writ of Execution No. _____

U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust v. Laurie A. Koncewicz
a/k/a Laurie A. Trombley; Gary J. Koncewicz,

Docket Number: 2023-CV-254

Property to be sold is situated in the borough/township of Berwick, County of Columbia and State of Pennsylvania.

Commonly known as: 223 East 3rd Street, Berwick, PA 18603

Parcel Number: 04A-05009901

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$51,265.49

Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

By: S/  _____
 Adam J. Friedman, Esq. (328223)

Dated: November 21, 2023

Adam J. Friedman, Esq. (328223)
Catherine Aponte, Esq. (331180)
Richard Postiglione, Esq. (328420)
Andrew L. Markowitz, Esq. (28009)
Charles Wohlrab, Esq. (314532)
Dana Marks, Esq. (205165)
Jason Greenberg, Esq. (328186)
Jason Schwartz, Esq. (92009)
Joshua McNamara, Esq. (203984)
Lauren Moyer, Esq. (320589)
Quenten E. Gilliam, Esq. (328228)
Renee Cohen, Esq. (306667)
Richard J. Tracy, Esq. (327143)
Timothy Cirino, Esq. (326340)

FRIEDMAN VARTOLO LLP

1325 Franklin Avenue, Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 223473-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X
U.S. BANK TRUST NATIONAL ASSOCIATION,
AS TRUSTEE OF TREEHOUSE SERIES V
TRUST,

CASE NO.: 2023-CV-254 2023-ED-89

CIVIL ACTION

Plaintiff,

MORTGAGE FORECLOSURE

vs.

LAURIE A. KONCEWICZ A/K/A LAURIE A.
TROMBLEY; GARY J. KONCEWICZ,

Defendants,
-----X

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Laurie A. Koncewicz a/k/a Laurie A. Trombley at 223 East 3rd Street, Berwick, PA 18603; Gary J. Koncewicz at 223 East 3rd Street, Berwick, PA 18603 and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 223 East 3rd Street, Berwick, PA 18603, owned by Laurie A. Trombley, scheduled to be sold at Sheriff's Sale on February 21, 2024 at 9:00am, prevailing time, in the Columbia County Courthouse to enforce the court judgment of \$51,265.49, plus fees, costs and other charges obtained by U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust against Laurie A. Koncewicz a/k/a Laurie A. Trombley; Gary J. Koncewicz.

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|------------------------|
| Trans # | 19663 | Carrier / service: | USPS Server | First-Class Mail® | 12/15/2023 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|------------------------|

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 71901140006000190760

Doc Ref #: 2023ED89

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|------------------------|
| Trans # | 19662 | Carrier / service: | USPS Server | First-Class Mail® | 12/15/2023 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|------------------------|

Ship to:

IRS

INTERNAL REVENUE OF JUSTICE

1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000190753
Doc Ref #: 2023ED89
Postage 5.8600

PITTSBURGH PA 15222

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|------------------------|
| Trans # | 19661 | Carrier / service: | USPS Server | First-Class Mail® | 12/15/2023 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|------------------------|

Ship to:

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF PUBLIC WELFARE

BUREAU OF CHILD SUPPORT
ENFORCEMENT
P.O. BOX 2675
ATTN: DAN RICHARD
HARRISBURG PA 17105

Tracking #: 71901140006000190746

Doc Ref #: 2023ED89

Postage 5.8600

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|------------------------|
| Trans # | 19661 | Carrier / service: | USPS Server | First-Class Mail® | 12/15/2023 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|------------------------|

Ship to:

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF PUBLIC WELFARE

| | | |
|--|-------------|----------------------|
| BUREAU OF CHILD SUPPORT ENFORCEMENT P.O. BOX 2675 ATTN: DAN RICHARD HARRISBURG PA 17105 | Tracking #: | 71901140006000190746 |
| | Doc Ref #: | 2023ED89 |
| | Postage | 5.8600 |

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|------------------------|
| Trans # | 19660 | Carrier / service: | USPS Server | First-Class Mail® | 12/15/2023 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|------------------------|

Ship to:

INHERITANCE TAX OFFICE

COMMON OF PENNSYLVANIA

110 NORTH 8TH STREET

Tracking #: 71901140006000190739

SUITE # 204

Doc Ref #: 2023ED89

PHILADELPHIA PA 19107

Postage 5.8600

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|------------------------|
| Trans # | 19659 | Carrier / service: | USPS Server | First-Class Mail® | 12/15/2023 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|------------------------|

Ship to:

DEPARTMENT OF REVENUE
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #: 71901140006000190722
Doc Ref #: 2023ED89
Postage 5.8600

HARRISBURG PA 17128

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|------------------------|
| Trans # | 19658 | Carrier / service: | USPS Server | First-Class Mail® | 12/15/2023 12:00:00 AM |
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HARRISBURG PA 17105

Property Description

By virtue of Writ of Execution No. _____

U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust v. Laurie A. Koncewicz
a/k/a Laurie A. Trombley; Gary J. Koncewicz,

Docket Number: 2023-CV-254

Property to be sold is situated in the borough/township of Berwick, County of Columbia and State of Pennsylvania.


Commonly known as: 223 East 3rd Street, Berwick, PA 18603

Parcel Number: 04A-05009901

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$51,265.49

Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

By:  _____
 Adam J. Friedman, Esq. (328223)

Dated: November 21, 2023

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Attorneys for Plaintiff
Firm Case No.: 223473-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X

U.S. BANK TRUST NATIONAL ASSOCIATION,
AS TRUSTEE OF TREEHOUSE SERIES V
TRUST,

CASE NO.: 2023-CV-254

2023-ED-89

CIVIL ACTION

Plaintiff,

vs.

LAURIE A. KONCEWICZ A/K/A LAURIE A.
TROMBLEY; GARY J. KONCEWICZ,

MORTGAGE FORECLOSURE

Defendants,

-----X

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Laurie A. Koncewicz a/k/a Laurie A. Trombley at 223 East 3rd Street, Berwick, PA 18603; Gary J. Koncewicz at 223 East 3rd Street, Berwick, PA 18603 and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 223 East 3rd Street, Berwick, PA 18603, owned by Laurie A. Trombley, scheduled to be sold at Sheriff's Sale on February 21, 2024 at 9:00am, prevailing time, in the Columbia County Courthouse to enforce the court judgment of \$51,265.49, plus fees, costs and other charges obtained by U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust against Laurie A. Koncewicz a/k/a Laurie A. Trombley; Gary J. Koncewicz.

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 cancelled if you pay to U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to pfigures@friedmanvartolo.com.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below 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 NOT TAKE
PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling 212-471-5100.

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 212-471-5100.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

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.

THE FACE OF THIS DOCUMENT HAS A BALLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY LOGO

7953

Friedman Vartolo LLP
1325 Franklin Avenue
Suite 160
Garden City, NY 11530

Bank Of America

1-32210

November 27, 2023

*****1,350.00

\$

DOLLARS

PAY TO THE ORDER OF Sheriff of Columbia County
One Thousand Three Hundred Fifty and 00/100*****

Sheriff of Columbia County
Columbia County Courthouse
35 West Main St.
Bloomsburg, PA 17815

MEMO Sheriff Sale Deposit, Docket 2023-CV-254.



[Handwritten Signature]
AUTHORIZED SIGNATURE

MP

⑈007953⑈ ⑆021000322⑆ 483065972334⑈

Security features included. Details on back.