

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHH MORTGAGE CORPORATION
vs.
APRIL STEINRUCK (et al.)

Case Number
2022CV1053

PROPERTY ADDRESS

271 A YOST HOLLOW ROAD, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
01/30/2024	Advance Fee	Advance Fee	42048	\$0.00	\$2,000.00
01/30/2024	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/30/2024	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/30/2024	Crying Sale			\$10.00	\$0.00
01/30/2024	Docketing			\$15.00	\$0.00
01/30/2024	Levy			\$15.00	\$0.00
01/30/2024	Mailing Costs			\$36.00	\$0.00
01/30/2024	Posting Handbill			\$15.00	\$0.00
01/30/2024	Press Enterprise Inc.			\$1,706.00	\$0.00
01/30/2024	Sheriff Automation Fund			\$50.00	\$0.00
01/30/2024	Web Posting			\$100.00	\$0.00
01/30/2024	Deputize Advance Fee	(PAID 01/30/2024)	9389	\$56.00	\$0.00
02/21/2024	Deputize Advance Fee	(PAID 02/21/2024)	9407	\$20.00	\$0.00
03/01/2024	Continued or Cancelled Sale	Postponed to: 6/12/2024		\$10.00	\$0.00
06/07/2024	Service			\$180.00	\$0.00
06/07/2024	Service Mileage			\$24.00	\$0.00
06/07/2024	Copies			\$6.00	\$0.00
06/07/2024	Notary Fee			\$15.00	\$0.00
06/07/2024	Surcharge			\$60.00	\$0.00
06/12/2024	Continued or Cancelled Sale	Postponed to: 8/28/2024		\$10.00	\$0.00

\$2,360.50 \$2,000.00

TOTAL BALANCE:	\$(360.50)
-----------------------	-------------------



Stern & Eisenberg / PC

Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
Phone: (215) 572-8111
Facsimile: (215) 572-5025
June 10, 2024

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

Re: Ocwen Loan Acquisition Trust 2024-HB1 v. Mark P. Hess, solely in his capacity as Co-Executor of the Estate of Barbara J. Hess
and
April L. Steinruck, solely in her capacity as Co-Executor of the Estate of Barbara J. Hess
Columbia County Court of Common Pleas Docket No. 2022-CV-1053
SALE SCHEDULED FOR June 12, 2024

Dear Madam/Sir:

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

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

Sincerely,
Stern & Eisenberg, PC

Shani Lam, Legal Assistant

;SL
Encl.

ANDREW J. MARLEY, ESQUIRE (312314)
KENYA BATES, ESQUIRE (203664)
STEVEN P. KELLY, ESQUIRE (308573)
MATTHEW FLECK, ESQUIRE (330498)
JESSICA N. MANIS, ESQUIRE (318705)
MATTHEW C. FALLINGS, ESQUIRE (326896)
DANIEL P. JONES, ESQUIRE (321876)
CAROLINE P. APRAHAMIAN, ESQUIRE (329932)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

Ocwen Loan Acquisition Trust 2024-HB1
Plaintiff

v.

Mark P. Hess, solely in his capacity as Co-Executor
of the Estate of Barbara J. Hess
And
April L. Steinruck, solely in her capacity as Co-
Executor of the Estate of Barbara J. Hess
Defendants

Civil Action No.: 2022-CV-1053

MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, Matthew C. Fallings, esq., attorney for the within named Plaintiff, hereby certify that the Notice of Sheriff's Sale was mailed to Mark P. Hess and April L. Steinruck, Defendants, by certified mail, return receipt requested and regular, first-class, postage pre-paid mail, on June 3, 2024.

I further certify that Notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage pre-paid mail, on June 3, 2024 and June 10, 2024., as evidenced by copies of certificate of mailing and certified mail receipts attached.

STERN & EISENBERG, PC

By: 

Matthew C. Fallings, esq
Attorney for Plaintiff

Date: June 10, 2024

CERTIFICATE OF COMPLIANCE

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

Submitted by: Plaintiff

Signature: _____

Name: Matthew C. Fallings, esq

Attorney No. (if applicable): 326896

ANDREW J. MARLEY, ESQUIRE (312314)
KENYA BATES, ESQUIRE (203664)
STEVEN P. KELLY, ESQUIRE (308573)
MATTHEW FLECK, ESQUIRE (330498)
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(COUNSEL FOR PLAINTIFF)

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

PHH Mortgage Corporation
Plaintiff

v.

April L. Steinruck, solely in her capacity as Co-
Executor of the Estate of Barbara J. Hess

and

Mark P. Hess, solely in his capacity as Co-Executor
of the Estate of Barbara J. Hess

Defendants

Civil Action No. : 2022-CV-1053

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: April L. Steinruck, solely in her capacity as Co-Executor of the Estate of Barbara J. Hess
4027 North Market Street
Berwick, PA 18603-6715
271 A Yost Hollow Rd.
Berwick, PA 18603-5279
and
Mark P. Hess, solely in his capacity as Co-Executor of the Estate of Barbara J. Hess
1109 Salem Boulevard
Berwick, PA 18603-6835

Your real estate at 271A Yost Hollow Road, Berwick, PA 18603-5279 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on June 12, 2024 at 9:00 AM to enforce the court judgment of \$183,184.42 obtained by PHH Mortgage Corporation against you.

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

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



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

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

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

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



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

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



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

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

PHH Mortgage Corporation
Plaintiff

v.

April L. Steinruck, solely in her capacity as Co-
Executor of the Estate of Barbara J. Hess
and

Mark P. Hess, solely in his capacity as Co-Executor
of the Estate of Barbara J. Hess
Defendants

Civil Action No. : 2022-CV-1053

MORTGAGE FORECLOSURE

RE: PREMISES: 271A Yost Hollow Road, Berwick, PA 18603-5279

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on **June 12, 2024 at 9:00 AM** at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$183,184.42 together with interest, costs and such other allowed amounts, thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, and/or the lien you have on the premises. If you have any questions regarding the type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

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

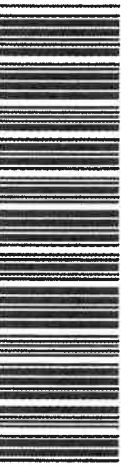
STERN & EISENBERG, PC
Attorney for Plaintiff



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

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

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



2391010376

20240603-293

|||||
Mark P. Hess
1109 Salem Boulevard
Berwick, PA 18603-6835

GENCORR_CMFC



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

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

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



RETURN RECEIPT REQUESTED

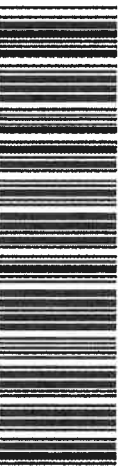
20240603-293

|||||
Mark P. Hess
1109 Salem Boulevard
Berwick, PA 18603-6835

GENCORR_CMFC



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

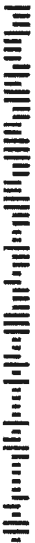


2391010377

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

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

20240603-293



April L. Steinruck
4027 North Market Street
Berwick, PA 18603-6715

GENCORR_CMFC



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Temecula, CA 92589-9101

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2391010378

20240603-293

April L. Steinruck
271A Yost Hollow Road
Berwick, PA 18603-5279

GENCORR_CMFC



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

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

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



RETURN RECEIPT REQUESTED

20240603-293

April L. Steinruck
271A Yost Hollow Road
Berwick, PA 18603-5279

GENCORR_CMFC



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

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Warrington, PA 18976

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Warrington, PA 18976



RETURN RECEIPT REQUESTED

20240603-293

|||||
April L. Steinruck
4027 North Market Street
Berwick, PA 18603-6715

GENCORR_CMFC



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




2390994139

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

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

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

20240603-293


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



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




2390994138

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

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

20240603-293

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


The Secretary of Housing and Urban Development
451 Seventh Street, S.W.
Washington, DC 20410



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



2390994137

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

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

20240603-293

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



Occupant
271A Yost Hollow Road
Berwick, PA 18603-5279



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



2390994136

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

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Warrington, PA 18976

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

20240603-293

|||||
Commonwealth of Pennsylvania
Inheritance Tax Division
Department 280601
Harrisburg, PA 17128



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




2390994135

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

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1581 Main Street, Suite 200
Warrington, PA 18976

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

20240603-293


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



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



2390994134

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

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

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

20240603-293


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



Invoice



PLEASE REMIT TO:

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

Invoice Number: T045800-41
Invoice Date: 6/4/2024
Customer Number: 01-0293293
Terms: Due Upon Receipt
Reference Number: PA202200001385
Servicer/Client:

SOLD TO:

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

Property Address:
271A Yost Hollow Road
Berwick, PA 18603-5279

Mail Date	Service/Item	Description	Article Number	Qty	Unit Price	Total
6/3/2024	POSTAGE	GENCORR	2390994134	1	0.640	0.640
6/3/2024	POSTAGE	GENCORR	2390994135	1	0.640	0.640
6/3/2024	POSTAGE	GENCORR	2390994136	1	0.640	0.640
6/3/2024	POSTAGE	GENCORR	2390994137	1	0.640	0.640
6/3/2024	POSTAGE	GENCORR	2390994138	1	0.640	0.640
6/3/2024	POSTAGE	GENCORR	2390994139	1	0.640	0.640
6/3/2024	POSTAGE	GENCORR_CMFC	2391010376	1	1.630	1.630
6/3/2024	POSTAGE	GENCORR_CMFC	2391010377	1	1.630	1.630
6/3/2024	POSTAGE	GENCORR_CMFC	2391010378	1	1.630	1.630
6/3/2024	POSTAGE	GENCORR_CMFC	9314710011701169078837	1	9.680	9.680
6/3/2024	POSTAGE	GENCORR_CMFC	9314710011701169078844	1	9.680	9.680
6/3/2024	POSTAGE	GENCORR_CMFC	9314710011701169078851	1	9.680	9.680

Total Postage: \$37.77

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



2391234372

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

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

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

20240610-293



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



Invoice



PLEASE REMIT TO:

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

Invoice Number: T045872-27
Invoice Date: 6/11/2024
Customer Number: 01-0293293
Terms: Due Upon Receipt
Reference Number: PA202200001385
Servicer/Client:

SOLD TO:

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

Property Address:
271A Yost Hollow Road
Berwick, PA 18603-5279

Mail Date	Service/Item	Description	Article Number	Qty	Unit Price	Total
6/10/2024	POSTAGE	GENCORR	2391234372	1	0.640	0.640

Total Postage: \$0.64

TX Result Report

P 1
 06/26/2024 10:03
 Serial No. ACT9011005893
 TC: 77407

Addressee	Start Time	Time	Prints	Result	Note
912155725025	06-26 10:01	00:02:33	003/003	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, RLY: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: Stern & Eisenberg FROM: Sheriff Timothy Chamberlain
 FAX: PAGES: 3
 PHONE: DATE: June 26, 2024
 RE: Mark Hess Exec. CC:

Urgent For Review Please Comment Please Reply Please Recycle

Attached is the order denying the motion to postpone. Also attached is a cost sheet showing a balance due of \$360.50.

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

fax

TO: Stern & Eisenberg FROM: Sheriff Timothy Chamberlain

FAX: PAGES: 3

PHONE: DATE: June 26, 2024

RE: Mark Hess Exec. CC:

Urgent For Review Please Comment Please Reply Please Recycle

Attached is the order denying the motion to postpone. Also attached is a cost sheet showing a balance due of \$360.50.

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Ocwen Loan Acquisition Trust 2024-HB1
Plaintiff

Docket Number: 2022-CV-1053

v.

Mark P. Hess, solely in his capacity as Co-
Executor of the Estate of Barbara J. Hess and
April L. Steinruck, solely in her capacity as Co-
Executor of the Estate of Barbara J. Hess
Defendant

ORDER GRANTING EMERGENCY MOTION TO POSTPONE SHERIFF'S SALE

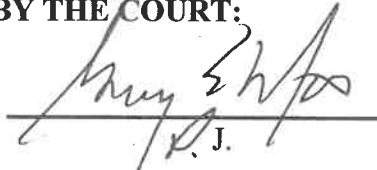
AND NOW, this 13th day of June, 2024, upon consideration of Plaintiff's Motion to Postpone Sheriff's Sale, it is hereby;

ORDERED AND DECREED that the Sheriff's Sale of the real property situated at 271A Yost Hollow Road, Berwick, PA 18603-5279, currently scheduled for June 12, 2024, is ~~postponed or adjourned to August 28, 2024, without the need for further advertising or notice to Defendant(s), lienholders, or any parties-in-interest; and it is~~

~~FURTHER ORDERED AND DECREED that Plaintiff may adjourn/postpone the Sheriff's Sale of the above-referenced property from month to month (or such other time period as determined by Plaintiff) to another regularly scheduled Sheriff Sale without the need for further advertising or notice to Defendant(s), lienholders, or any parties-in-interest, in which instance, the Plaintiff shall have the Sheriff's office announce the postponement/adjournment.~~

... not postponed and the motion is DENIED. The issue is moot: the sale was scheduled the day before the motion was filed.

BY THE COURT:


P.J.

FILED
CLERK
2024 JUN 13 PM 4:13
COUNTY OF COLUMBIA, PA

Postponed to August 28, 2024



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

LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

June 11, 2024

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

RE: Ocwen Loan Acquisition Trust 2024-HB1 v. Mark P. Hess, solely in his capacity as Co-Executor of the Estate of Barbara J. Hess and April L. Steinruck, solely in her capacity as Co-Executor of the Estate of Barbara J. Hess
Docket No. 2022-CV-1053
Premises: 271A Yost Hollow Road, Berwick, PA 18603-5279

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for June 12, 2024 to August 28, 2024 for the above referenced Premises.

Thank you for your consideration.

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
PHH MORTGAGE CORPORATION

vs.

Defendant
APRIL STEINRUCK
MARK HESS
APRIL STEINRUCK

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

Sheriff's Sale Date: Wednesday, June 12, 2024
Writ of Execution No. : 2022CV1053
Advance Sheriff Costs: \$2,000.00

Location of the real estate: 271 A YOST HOLLOW ROAD, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$36.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,706.00
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	Postponed to: 6/12/2024	\$10.00
Service		\$180.00
Service Mileage		\$24.00
Distribution Form		\$25.00
Copies		\$6.00
Notary Fee		\$15.00
Surcharge		\$60.00
Other	luz co	\$76.00

2350.50

Total Sheriff Costs **\$2,595.50**

Municipal Costs

Delinquent Taxes		\$3,759.59
		\$3,759.59

Distribution Costs

Recording Fees		\$71.75
		\$71.75

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

Location of the real estate: 271 A YOST HOLLOW ROAD, BERWICK, PA 18603

Grand Total:

\$6,426.84

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

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

(c) CountySuite Sheriff, Teleosoft, Inc.

Postponed to August 28, 2024

Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111
Fax: (215) 572-5025

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

Ocwen Loan Acquisition Trust 2024-HB1

v.

Mark P. Hess, solely in his capacity as Co-Executor
of the Estate of Barbara J. Hess and April L.
Steinruck, solely in her capacity as Co-Executor of
the Estate of Barbara J. Hess

Docket No.: 2022-CV-1053

FILED
CLERK
2024 JUN 20 AM 11:32
CLERK OF COURT, PA

Notice of the Date of Continued Sheriff's Sale

The sheriff's sale scheduled for June 12, 2024 at 9:00 AM in the above-captioned matter has been continued to August 28, 2024 at 9:00 AM.

Certificate of Filing

On or about June 11, 2024, I filed with the Prothonotary of Columbia a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: June 11, 2024

STERN & EISENBERG, P.C.

By: _____

- Steven K. Eisenberg, Esquire
- Jessica N. Manis, Esquire
- Andrew J. Marley, Esquire
- Matthew Fallings, Esquire

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 07-JUN-24

FEE: \$15.00

CERT. NO: 46651

HESS TERRY L & BARBARA J
4027 N MARKET STREET
BERWICK PA 18603

DISTRICT: BRIARCREEK TWP
DEED: 0282-0960
LOCATION: 271 A YOST HOLLOW RD BERWICK
PARCEL: 07 -08 -005-02,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2022	PRIM	3,045.87	0.00	0.00	3,045.87
2023	PRIM	900.13	0.00	0.00	900.13
TOTAL DUE :					\$3,946.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: June ,2024

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2023

REQUESTED BY:

Columbia Co. Sheriff

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

Date: 06/07/2024

Fee: \$15.00

Cert. NO: 46652

HESS TERRY L & BARBARA J
4027 N MARKET STREET
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 0282 - 0960
Location: 271 A YOST HOLLOW RD
Parcel Id: 07 -08 -005-02,000

Assessment: 37,485
Balances as of 06/07/2024

BY 06/30/2024

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
2024	PRM24	COUNTY	604.82	0.00		0.00	604.82
2024	PRM24	MUNICIPAL	299.89	0.00		0.00	299.89
TOTAL			\$904.71				\$904.71

By: _____

Per: *la* _____

07-08-005-02

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

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

PHH Mortgage Corporation
Plaintiff
v.
April L. Steinruck, solely in her capacity as Co-
Executor of the Estate of Barbara J. Hess
and
Mark P. Hess, solely in his capacity as Co-Executor
of the Estate of Barbara J. Hess
Defendants

Civil Action No. : 2022-CV-1053

MORTGAGE FORECLOSURE

RE: PREMISES: 271A Yost Hollow Road, Berwick, PA 18603-5279

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on **June 12, 2024 at 9:00 AM** at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$183,184.42 together with interest, costs and such other allowed amounts, thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, and/or the lien you have on the premises. If you have any questions regarding the type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

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

STERN & EISENBERG, PC
Attorney for Plaintiff

*DT
dele taxes
ours yes*



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
PHH MORTGAGE CORPORATION

vs.

Defendant
APRIL STEINRUCK
MARK HESS
APRIL STEINRUCK

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

Sheriff's Sale Date: Wednesday, June 12, 2024

Writ of Execution No. : 2022CV1053

Advance Sheriff Costs: \$2,000.00

Location of the real estate: 271 A YOST HOLLOW ROAD, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$36.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,706.00
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	Postponed to: 6/12/2024	\$10.00
Service		\$180.00
Service Mileage		\$24.00
Distribution Form		\$25.00
Copies		\$6.00
Notary Fee		\$15.00
Surcharge		\$60.00
Other	luz co	\$76.00

Total Sheriff Costs **\$2,595.50**

Municipal Costs

Delinquent Taxes		\$3,759.59
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Total Municipal Costs **\$3,759.59**

Distribution Costs

Recording Fees		\$71.75
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Total Distribution Costs **\$71.75**

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

Location of the real estate: 271 A YOST HOLLOW ROAD, BERWICK, PA 18603

Grand Total:

\$6,426.84

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

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

(c) CountySuite Sheriff, Teleosoft, Inc.

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

PHH MORTGAGE CORP

VS APRIL STEINRUCK & MARK HESS

NO. 10-2024 ED

NO. 1053-2022 JD

DATE/TIME OF SALE: JUNE 12, 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 \$ _____

0000 - ~~1053~~ 1053
10-24

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>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ 15.00 <u>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>433.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1706.60</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>2006.60</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>3744.59</u> HIS	
TOTAL *****		\$ <u>3759.59</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)		\$ <u>60.00</u>
MISC. <u>Luz.</u>	\$ <u>76.00</u>	
TOTAL *****		\$ <u>76.00</u>

TOTAL COSTS (OPENING BID) \$ 6416.84

ED 10

SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski
Sheriff



Romilda P. Crocamo, Esq
County Manager

Joan Hoggarth
Director of Judicial Services & Records

PHH MORTGAGE CORPORATION
vs.
APRIL L STEINRUCK SOLELY IN HER CAPACITY AS CO-EXECUTOR OF THE ESTATE
OF BARBARA J HESS (et al.)

Case Number
2022CV1053

SHERIFF'S RETURN OF SERVICE

02/27/2024 08:56 AM - DEPUTY MIGUEL ALONSO-ROMERO, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT SERVICE OF THE NOTICE OF SHERIFF SALE UPON MARK P HESS SOLELY IN HIS CAPACITY AS CO-EXECUTOR OF THE ESTATE OF BARBARA J HESS AT 1109 SALEM BLVD, BERWICK, PA 18603 WAS ATTEMPTED ON FEBRUARY 27, 2024 AT 8:56 AM.

NO ANSWER. LEFT DOOR HANGER.

02/29/2024 11:45 AM - DEPUTY MIGUEL ALONSO-ROMERO, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT SERVICE OF THE NOTICE OF SHERIFF SALE UPON MARK P HESS SOLELY IN HIS CAPACITY AS CO-EXECUTOR OF THE ESTATE OF BARBARA J HESS AT 1109 SALEM BLVD, BERWICK, PA 18603 WAS ATTEMPTED ON FEBRUARY 29, 2024 AT 11:45 AM.

NO ANSWER. LEFT DOOR HANGER.

03/02/2024 12:19 PM - DEPUTY MIGUEL ALONSO-ROMERO, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, AN ATTEMPT TO SERVE THE NOTICE OF SHERIFF SALE UPON MARK P HESS SOLELY IN HIS CAPACITY AS CO-EXECUTOR OF THE ESTATE OF BARBARA J HESS, AT 1109 SALEM BLVD, BERWICK, PA 18603, WAS UNSUCCESSFUL. NOTICE OF SHERIFF SALE RETURNED AS NOT FOUND.

NO ANSWER. LEFT DOOR HANGER.

DEFT CALLED AND STATED HE IS AWARE OF THE DOCUMENTS. DEPUTY ASKED TO MEET FOR SERVICE AND THE DEFT DECLINED STATING HE IS AWARE OF WHAT IS GOING ON.

MIGUEL ALONSO-ROMERO, DEPUTY

SO ANSWERS,

BRIAN M. SZUMSKI, SHERIFF

March 04, 2024

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

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

PHH Mortgage Corporation
Plaintiff

Civil Action No. :2022-CV-1053

v.
April L. Steinruck, solely in her capacity as Co-
Executor of the Estate of Barbara J. Hess
and
Mark P. Hess, solely in his capacity as Co-Executor
of the Estate of Barbara J. Hess
Defendants

2024-ED-10
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

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

TO THE SHERIFF OF COLUMBIA COUNTY:

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

271A Yost Hollow Road, Berwick, PA 18603-5279 (see full legal description attached)

Judgment Amount..... \$183,184.42
Interest from November 7, 2023 at the Per
Diem rate of \$31.87 until Judgment is paid
in full..... \$ _____
Total \$ _____ plus costs

Dated: 11/26/2024
(SEAL)

Stephanie Stroup
Prothonotary, Common Pleas Court of
Columbia County, PA

By: Melissa Traugh
Deputy

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

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

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

PHH Mortgage Corporation
Plaintiff

v.

April L. Steinruck, solely in her capacity as Co-
Executor of the Estate of Barbara J. Hess

and

Mark P. Hess, solely in his capacity as Co-Executor
of the Estate of Barbara J. Hess

Defendants

2024 - ED - 10

Civil Action No. : 2022-CV-1053

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: April L. Steinruck, solely in her capacity as Co-Executor of the Estate of Barbara J. Hess
4027 North Market Street
Berwick, PA 18603-6715
271 A Yost Hollow Rd.
Berwick, PA 18603-5279
and
Mark P. Hess, solely in his capacity as Co-Executor of the Estate of Barbara J. Hess
1109 Salem Boulevard
Berwick, PA 18603-6835

Your real estate at 271A Yost Hollow Road, Berwick, PA 18603-5279 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on April 3rd 2024 at 9:00 AM to enforce the court judgment of \$183,184.42 obtained by PHH Mortgage Corporation against you.

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

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

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

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

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

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

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

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

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN BRIAR CREEK TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER LINE OF L. R. 19024 LEADING TO ROUTE NO. 93 AND L. R. 19041; THENCE ALONG LAND OF FRANKLIN BARNS SOUTH 56 DEGREES 43 MINUTES WEST 247.58 FEET TO AN IRON PIN; THENCE ALONG LAND OF THE SAME NORTH 29 DEGREES WEST 287.10 TO AN IRON PIN CORNER; THENCE ALONG LAND OF THE SAME SOUTH 71 DEGREES WEST 51.0 FEET TO A POINT; THENCE ALONG LAND OF WILLIS HESS THE FOLLOWING COURSES AND DISTANCES: NORTH 13 DEGREES 40 MINUTES WEST 641.0 FEET TO A POINT; NORTH 71 DEGREES EAST 51.0 FEET TO AN IRON PIN; NORTH 88 DEGREES 52 MINUTES EAST 200.0 FEET TO AN IRON PIN; NORTH 80 DEGREES 59 MINUTES EAST 169.20 FEET TO AN IRON PIN; NORTH 57 DEGREES 56 MINUTES EAST 135.0 FEET TO AN IRON PIN; NORTH 85 DEGREES 56 MINUTES EAST 67.0 FEET TO AN IRON PIN; SOUTH 58 DEGREES 52 MINUTES EAST 72.0 FEET TO AN IRON PIN; SOUTH 30 DEGREES 39 MINUTES EAST 103.50 FEET TO A POINT IN THE CENTER LINE OF L. R. 19024. THENCE THROUGH THE CENTER OF L. R. 19024 THE FOLLOWING COURSES AND DISTANCES: SOUTH 13 DEGREES 13 MINUTES WEST 236.50 FEET TO A POINT; SOUTH 15 DEGREES 37 MINUTES WEST 257.0 FEET TO A POINT; SOUTH 12 DEGREES WEST 246.40 FEET TO A SPIKE IN THE CENTER LINE OF L. R. 19024 BEING THE POINT AND PLACE OF BEGINNING.

Property Address: 271A Yost Hollow Road, Berwick, PA 18603-5279

Parcel No. 07-08-005-02.000

BEING the same premises, which Barbara J. Hess and Mark P. Hess and Terry L. Hess and April L. Steinruck by Deed dated October 31, 2013 and recorded in the Office of Recorder of Deeds of Columbia County on November 12, 2013 at Book n/a, Pagen/a granted and conveyed unto Barbara J. Hess and Mark P. Hess and Terry L. Hess and April L. Steinruck.

SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski
Sheriff



Romilda P. Crocamo, Esq
County Manager

Joan Hoggarth
Director of Judicial Services & Records

PHH MORTGAGE CORPORATION
vs.
APRIL L STEINRUCK SOLELY IN HE

Case Number
2022CV1053



case

DEPOSIT RECEIPTS



case

Printed: 2/26/2024 10:10:22AM

Receipt No: (see below)

Date: 02/26/2024
Type: Civil Action - OC

<u>Rcpt. No:</u>	<u>Check No:</u>	<u>Check Date:</u>	<u>Paid By / Description:</u>	<u>Dep. Amount:</u>
90726	9389	01/30/2024	COLUMBIA COUNTY SHERIFF Advance Fee	\$56.00
90727	9407	02/21/2024	COLUMBIA COUNTY SHERIFF Advance Fee	\$20.00
Total:				\$76.00

Mail To: COLUMBIA COUNTY SHERIFF

Origin: Foreign County Columbia

Received by: KC

Luzerne County Sheriff, 200 North River Street, Wilkes-Barre, Pennsylvania, 18711, (570) 825-1651, (570) 825-1849 (fax)

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHH MORTGAGE CORPORATION
vs.
STEINRUCK, APRIL (et al.)

Case Number
2022CV1053

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	10
Manner:	Deputize	Expires:	
Notes:	SALE DATE & TIME: 04/03/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="text-align: right; font-style: italic;"> Called 1-30-24 \$56.00 Deina </div>		

Serve To:

Name:	MARK HESS
Primary Address:	1109 SALEM BOULEVARD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other				
Adult In Charge:					
Relation:					
Date:		Time:			
Deputy:		Mileage:			

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone: 1-215-572-8111
------------------------------------	------------------------------

Service Attempts:

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

Notes / Special Instructions:

Now, January 30, 2024 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to exec service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

HESS, MARK

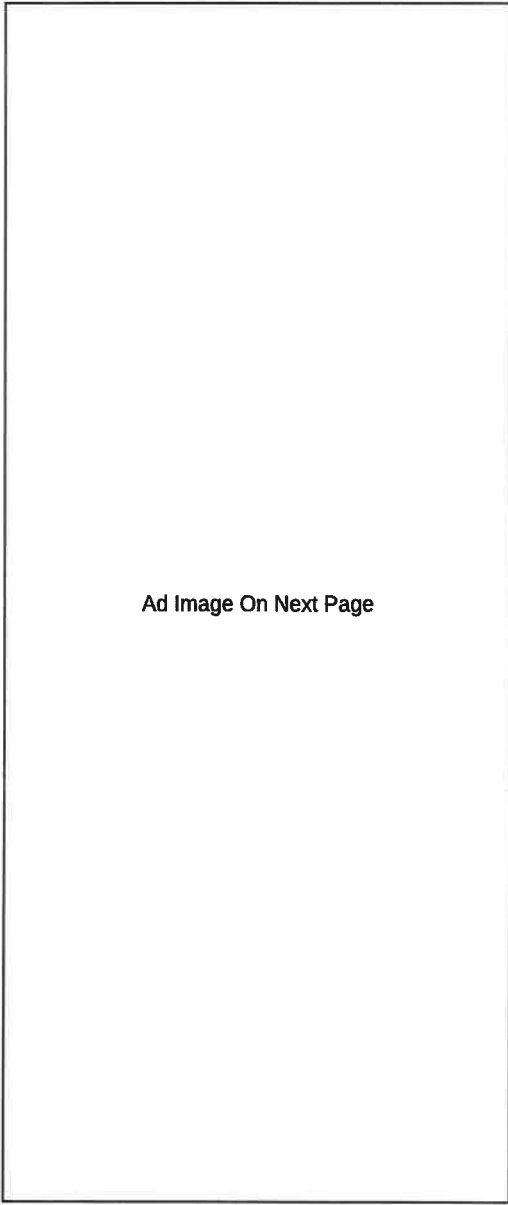
2022CV1053

1109 SALEM BOULEVARD, BERWICK, PA 18603

NO EXPIRATION

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brad Bailey 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: Hess Sale
Date(s) Published: 03/13/2024, 03/20/2024, 03/27/2024

Brad Bailey

Sworn and subscribed to before me
this 28 day of March 20 24.

Shawn H. Stair (Shawn H. Stair)

(Notary Public)

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

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

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

C-178



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

LAW OFFICES
Stern & Eisenberg
 www.sterneisenberg.com

March 1, 2024

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

RE: PHH Mortgage Corporation v. April L. Steinruck, solely in her capacity as Co-
 Executor of the Estate of Barbara J. Hess and Mark P. Hess, solely in his capacity as Co-
 Executor of the Estate of Barbara J. Hess
 Docket No. 2022-CV-1053
Premises: 271 A Yost Hollow Road, Berwick, PA 18603

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for April 03, 2024 for a period of 60 days to
 the next available sale date.

Thank you for your consideration.

Very truly yours,
 Kevin Barnes, Supervisor
 STERN & EISENBERG PC

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

Date: 03/04/2024

Fee: \$5.00

Cert. NO: 45908

HESS TERRY L & BARBARA J
271 A YOST HOLLOW ROAD
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 0282 - 0960
Location: 271 A YOST HOLLOW RD
Parcel Id: 07 -08 -005-02,000

Assessment: 37,485
Balances as of 03/04/2024

BY 04/30/2024

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
2024	PRM24	COUNTY	592.73	0.00		0.00	592.73
2024	PRM24	MUNICIPAL	293.89	0.00		0.00	293.89
TOTAL			\$886.62				\$886.62

By: Co Co Skeriff

Per: _____

**COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE**

DATE: 04-MAR-24
HESS TERRY L & BARBARA J
271 A YOST HOLLOW ROAD
BERWICK PA 18603

FEE: \$5.00

CERT. NO: 45907

DISTRICT: BRIARCREEK TWP
DEED: 0282-0960
LOCATION: 271 A YOST HOLLOW RD BERWICK
PARCEL: 07 -08 -005-02,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2022	PRIM	2,863.12	0.00	0.00	2,863.12
2023	PRIM	881.47	0.00	0.00	881.47
TOTAL DUE :					\$3,744.59

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2024

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2023

REQUESTED BY: Co Co Sheriff

07-08-005-02

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

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

PHH Mortgage Corporation
Plaintiff

v.

April L. Steinruck, solely in her capacity as Co-
Executor of the Estate of Barbara J. Hess
and

Mark P. Hess, solely in his capacity as Co-Executor
of the Estate of Barbara J. Hess
Defendants

Civil Action No. : 2022-CV-1053

2024 - EP - 10

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: April L. Steinruck, solely in her capacity as Co-Executor of the Estate of Barbara J. Hess
4027 North Market Street
Berwick, PA 18603-6715
271 A Yost Hollow Rd.
Berwick, PA 18603-5279
and
Mark P. Hess, solely in his capacity as Co-Executor of the Estate of Barbara J. Hess
1109 Salem Boulevard
Berwick, PA 18603-6835

Your real estate at 271A Yost Hollow Road, Berwick, PA 18603-5279 is scheduled to be sold at the
Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on
April 3rd 2024 at 9:00 AM to enforce the court judgment of \$183,184.42 obtained by PHH
Mortgage Corporation against you.

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

DT
del tax 22/23
ours yes

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHH MORTGAGE CORPORATION
vs.
APRIL STEINRUCK (et al.)

Case Number
2022CV1053

SHERIFF'S RETURN OF SERVICE

02/28/2024 11:15 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 271 A YOST HOLLOW ROAD, BERWICK, PA 18603.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 28, 2024

NOTARY

Affirmed and subscribed to before me this

28TH day of FEBRUARY, 2024

Plaintiff Attorney: STERN & EISENBERG, P.C., 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHH MORTGAGE CORPORATION
vs.
STEINRUCK, APRIL (et al.)

Case Number
2022CV1053

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/03/2024 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	271 A YOST HOLLOW ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:	DOR		
Relation:			
Date:	2/28/24	Time:	1115
Deputy:	4	Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone: 1-215-572-8111
------------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

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

(POSTING)

2022CV1053

271 A YOST HOLLOW ROAD, BERWICK, PA 18603

NO EXPIRATION

Postponed to June 12, 2024



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

LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

March 1, 2024

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

RE: PHH Mortgage Corporation v. Mark P. Hess, solely in his capacity as Co-Executor of the Estate of Barbara J. Hess and April L. Steinruck, solely in her capacity as Co-Executor of the Estate of Barbara J. Hess

Docket No. 2022-CV-1053
Premises: 271A Yost Hollow Road, Berwick, PA 18603-5279

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for April 03, 2024 to June 12, 2024 for the above referenced Premises.

Thank you for your consideration.

Very truly yours,
Kevin Barnes, Supervisor
STERN & EISENBERG PC

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

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

PHH Mortgage Corporation
Plaintiff

Civil Action No. :2022-CV-1053

v.
April L. Steinruck, solely in her capacity as Co-
Executor of the Estate of Barbara J. Hess
and
Mark P. Hess, solely in his capacity as Co-Executor
of the Estate of Barbara J. Hess
Defendants

2024 - ED - 10
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF COLUMBIA

:

TO THE SHERIFF OF COLUMBIA COUNTY:

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

271A Yost Hollow Road, Berwick, PA 18603-5279 (see full legal description attached)

Judgment Amount.....	\$183,184.42
Interest from November 7, 2023 at the Per Diem rate of \$31.87 until Judgment is paid in full.....	\$ _____
Total	\$ _____ plus costs

Dated: 11/26/2024
(SEAL)

Stephanie Stroup
Prothonotary, Common Pleas Court of
Columbia County, PA

By: Melissa Traub
Deputy

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

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

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

PHH Mortgage Corporation
Plaintiff

v.

April L. Steinruck, solely in her capacity as Co-
Executor of the Estate of Barbara J. Hess
and
Mark P. Hess, solely in his capacity as Co-Executor
of the Estate of Barbara J. Hess
Defendants

2024 - ED - 10
Civil Action No. : 2022-CV-1053

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: April L. Steinruck, solely in her capacity as Co-Executor of the Estate of Barbara J. Hess
4027 North Market Street
Berwick, PA 18603-6715
271 A Yost Hollow Rd.
Berwick, PA 18603-5279
and
Mark P. Hess, solely in his capacity as Co-Executor of the Estate of Barbara J. Hess
1109 Salem Boulevard
Berwick, PA 18603-6835

Your real estate at 271A Yost Hollow Road, Berwick, PA 18603-5279 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on April 3rd 2024 at 9:00 AM to enforce the court judgment of \$183,184.42 obtained by PHH Mortgage Corporation against you.

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

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

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

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

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

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

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

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

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN BRIAR CREEK TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER LINE OF L. R. 19024 LEADING TO ROUTE NO. 93 AND L. R. 19041; THENCE ALONG LAND OF FRANKLIN BARNS SOUTH 56 DEGREES 43 MINUTES WEST 247.58 FEET TO AN IRON PIN; THENCE ALONG LAND OF THE SAME NORTH 29 DEGREES WEST 287.10 TO AN IRON PIN CORNER; THENCE ALONG LAND OF THE SAME SOUTH 71 DEGREES WEST 51.0 FEET TO A POINT; THENCE ALONG LAND OF WILLIS HESS THE FOLLOWING COURSES AND DISTANCES: NORTH 13 DEGREES 40 MINUTES WEST 641.0 FEET TO A POINT; NORTH 71 DEGREES EAST 51.0 FEET TO AN IRON PIN; NORTH 88 DEGREES 52 MINUTES EAST 200.0 FEET TO AN IRON PIN; NORTH 80 DEGREES 59 MINUTES EAST 169.20 FEET TO AN IRON PIN; NORTH 57 DEGREES 56 MINUTES EAST 135.0 FEET TO AN IRON PIN; NORTH 85 DEGREES 56 MINUTES EAST 67.0 FEET TO AN IRON PIN; SOUTH 58 DEGREES 52 MINUTES EAST 72.0 FEET TO AN IRON PIN; SOUTH 30 DEGREES 39 MINUTES EAST 103.50 FEET TO A POINT IN THE CENTER LINE OF L. R. 19024. THENCE THROUGH THE CENTER OF L. R. 19024 THE FOLLOWING COURSES AND DISTANCES: SOUTH 13 DEGREES 13 MINUTES WEST 236.50 FEET TO A POINT; SOUTH 15 DEGREES 37 MINUTES WEST 257.0 FEET TO A POINT; SOUTH 12 DEGREES WEST 246.40 FEET TO A SPIKE IN THE CENTER LINE OF L. R. 19024 BEING THE POINT AND PLACE OF BEGINNING.

Property Address: 271A Yost Hollow Road, Berwick, PA 18603-5279

Parcel No. 07-08-005-02.000

BEING the same premises, which Barbara J. Hess and Mark P. Hess and Terry L. Hess and April L. Steinruck by Deed dated October 31, 2013 and recorded in the Office of Recorder of Deeds of Columbia County on November 12, 2013 at Book n/a, Pagen/a granted and conveyed unto Barbara J. Hess and Mark P. Hess and Terry L. Hess and April L. Steinruck.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ATTY.

PHH MORTGAGE CORPORATION
vs.
STEINRUCK, APRIL (et al.)

Case Number
2022CV1053

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	10
Manner:	< Not Specified >	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:	APRIL STEINRUCK
Primary Address:	271 A YOST HOLLOW ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	4027 E. MARKET ST. BERWICK, PA.
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	RETURN - LUXURNO Co.		
Relation:			
Date:	2/5/24	Time:	1343
Deputy:	4	Mileage:	

Attorney / Originator:

Name:	STERN & EISENBERG, PC	Phone:	1-215-572-8111
--------------	-----------------------	---------------	----------------

Service Attempts:

Date:	1/31/24	2/5/24				
Time:	1100	1313				
Mileage:						
Deputy:	41	42	3	4	5	6

Service Attempt Notes:

1. VACANT
2. J-MKT
3. _____
4. _____
5. _____
6. _____

STEINRUCK, APRIL

2022CV1053

271 A YOST HOLLOW ROAD, BERWICK, PA 18603

NO EXPIRATION

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 02/01/2024

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

Ad ID: 77140
Description: Hess Sale
Run Dates: 03/13/2024 - 03/27/2024
Class: 0002
Orig User: sshotwel
Words: 784
Lines: 89
Agate Lines: 240
Depth: 9.89
Blind Box:

Total Ad Cost \$1,706.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	03/13/2024	03/27/2024	3	1,706.00

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022CV1053

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, APRIL 3, 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 LOT OF LAND SITUATE IN BRIAR CREEK TOWNSHIP, COLUMBIA COLUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING AT A SPIKE IN THE CENTER LINE OF L. R. 19024 LEADING TO ROUTE NO. 93 AND L. R. 19041; THENCE ALONG LAND OF FRANKLIN BARNS SOUTH 56 DEGREES 43 MINUTES WEST 247.58 FEET TO AN IRON PIN; THENCE ALONG LAND OF THE SAME NORTH 29 DEGREES WEST 287.10 TO AN IRON PIN CORNER; THENCE ALONG LAND OF THE SAME SOUTH 71 DEGREES WEST 51.0 FEET TO A POINT; THENCE ALONG LAND OF WILLIS HESS THE FOLLOWING COURSES AND DISTANCES: NORTH 13 DEGREES 40 MINUTES WEST 641.0 FEET TO A POINT; NORTH 71 DEGREES EAST 51.0 FEET TO AN IRON PIN; NORTH 88 DEGREES 52 MINUTES EAST 200.0 FEET TO AN IRON PIN; NORTH 80 DEGREES 59 MINUTES EAST 169.20 FEET TO AN IRON PIN; NORTH 57 DEGREES 56 MINUTES EAST 135.0 FEET TO AN IRON PIN; NORTH 85 DEGREES 56 MINUTES EAST 67.0 FEET TO AN IRON PIN; SOUTH 58 DEGREES 52 MINUTES EAST 72.0 FEET TO AN IRON PIN; SOUTH 30 DEGREES 39 MINUTES EAST 103.50 FEET TO A POINT IN THE CENTER LINE OF L. R. 19024. THENCE THROUGH THE CENTER OF L. R. 19024 THE FOLLOWING COURSES AND DISTANCES: SOUTH 13 DEGREES 13 MINUTES WEST 236.50 FEET TO A POINT; SOUTH 15 DEGREES 37 MINUTES WEST 257.0 FEET TO A POINT; SOUTH 12 DEGREES WEST 246.40 FEET TO A SPIKE IN THE CENTER LINE OF L. R. 19024 BEING THE POINT AND PLACE OF BEGINNING.

Property Address: 271A Yost Hollow Road, Berwick, PA 18603-5279
Parcel No. 07-08-005-02.000

BEING the same premises, which Barbara J. Hess and Mark P. Hess and Terry L. Hess and April L. Steinruck by Deed dated October 31, 2013 and recorded in the Office of Recorder of Deeds of Columbia County on November 12, 2013 at Book n/a, Pagen/a granted and conveyed unto Barbara J. Hess and Mark P. Hess and Terry L. Hess and April L. Steinruck.

PROPERTY ADDRESS: 271 A YOST HOLLOW ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-08-005-02.000

Seized and taken into execution to be sold as the property of APRIL STEINRUCK, MARK HESS, APRIL STEINRUCK in suit of PHH MORTGAGE CORPORATION.

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

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff
STERN & EISENBERG, P.C. Columbia County, Pennsylvania
WARRINGTON, PA 1-215-572-8111

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHH MORTGAGE CORPORATION
vs.
STEINRUCK, APRIL (et al.)

Case Number
2022CV1053

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	10
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:	OCCUPANT
Primary Address:	271 A YOST HOLLOW ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:	Door		
Relation:			
Date:	1/31/24	Time:	1100
Deputy:	H	Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone: 1-215-572-8111
------------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

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

OCCUPANT 2022CV1053 271 A YOST HOLLOW ROAD, BERWICK, PA 18603 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHH MORTGAGE CORPORATION
vs.
STEINRUCK, APRIL (et al.)

Case Number
2022CV1053

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	10
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:	BERWICK AREA SCHOOL DISTRICT / FOR
Primary Address:	500 LINE STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	DEB MAUS		
Relation:	CLERK		
Date:	1/31/24	Time:	0947
Deputy:	H	Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone: 1-215-572-8111
------------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

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

BERWICK AREA SCHOOL I

2022CV1053

500 LINE STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHH MORTGAGE CORPORATION
vs.
STEINRUCK, APRIL (et al.)

Case Number
2022CV1053

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	10
Manner:	< Not Specified >	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:	Domestic Relations Office of Columbia Co
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:	Julie Klinger		
Relation:	Clerk		
Date:	1-30-24	Time:	1442
Deputy:	6	Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone: 1-215-572-8111
------------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2022CV1053 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHH MORTGAGE CORPORATION
vs.
STEINRUCK, APRIL (et al.)

Case Number
2022CV1053

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	10
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/03/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Lynn Dixon		
Relation:	Clerk		
Date:	1-30-24	Time:	1440
Deputy:	6	Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone: 1-215-572-8111
------------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2022CV1053

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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

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

PHH Mortgage Corporation
Plaintiff

Civil Action No. :2022-CV-1053

v.
April L. Steinruck, solely in her capacity as Co-
Executor of the Estate of Barbara J. Hess
and
Mark P. Hess, solely in his capacity as Co-Executor
of the Estate of Barbara J. Hess
Defendants

2024-ED-16
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA :

: S.S. :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY:

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

271A Yost Hollow Road, Berwick, PA 18603-5279 (see full legal description attached)

Judgment Amount.....	\$183,184.42
Interest from November 7, 2023 at the Per Diem rate of \$31.87 until Judgment is paid in full.....	\$ _____
Total	\$ _____ plus costs

Dated: 1/26/2024
(SEAL)

Stephanie Stroup
Prothonotary, Common Pleas Court of
Columbia County, PA

By: Melissa Traugh
Deputy

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: January 10, 2024

Re: Sheriffs Sale Advertising Dates

PHH Mortgage Corporation

VS.

April L. Steinruck and Mark P. Hess Co-Executor of the Estate of Barbara J. Hess

No. 1053 of 2022 J.D. and No. 10 of 2024 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week March 13th 2024

2nd Week March 20th 2024

3rd Week March 27th 2024

SALE DATE: **April 3rd 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

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

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

PHH Mortgage Corporation
Plaintiff

v.

April L. Steinruck, solely in her capacity as Co-
Executor of the Estate of Barbara J. Hess
and

Mark P. Hess, solely in his capacity as Co-Executor
of the Estate of Barbara J. Hess
Defendants

2024-ED-10

Civil Action No. : 2022-CV-1053

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, set forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **271A Yost Hollow Road, Berwick, PA 18603-5279**:

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

April L. Steinruck, solely in her capacity as Co-Executor of the Estate of Barbara J. Hess

— 4027 North Market Street

Berwick, PA 18603-6715

271 A Yost Hollow Rd.

Berwick, PA 18603-5279

and

Mark P. Hess, solely in his capacity as Co-Executor of the Estate of Barbara J. Hess

1109 Salem Boulevard

Berwick, PA 18603-6835

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Luz
Co.

2. Name and address of Defendants in the judgment:

April L. Steinruck, solely in her capacity as Co-Executor of the Estate of Barbara J. Hess
4027 North Market Street
Berwick, PA 18603-6715
271 A Yost Hollow Rd.
Berwick, PA 18603-5279
and
Mark P. Hess, solely in his capacity as Co-Executor of the Estate of Barbara J. Hess
1109 Salem Boulevard
Berwick, PA 18603-6835

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

N/A

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

The Secretary of Housing and Urban Development
451 Seventh Street, S.W.
Washington, DC 20410

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

N/A

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:

Commonwealth of Pennsylvania
Inheritance Tax Division
Department 280601
Harrisburg, PA 17128

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

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

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

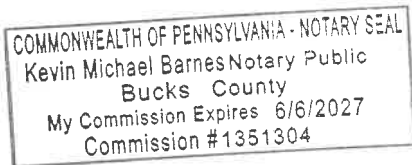
Tenant(s)/Occupant(s)
271A Yost Hollow Road
Berwick, PA 18603-5279

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

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

Sworn to and subscribed before me
this 11 Day of January 2024


Notary Public



STERN & EISENBERG, PC

By: 
Matthew C. Fallings, Esq.
Attorney for Plaintiff

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022CV1053

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, APRIL 03, 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.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN BRIAR CREEK TOWNSHIP, COLUMBIA COLUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:
BEGINNING AT A SPIKE IN THE CENTER LINE OF L. R. 19024 LEADING TO ROUTE NO. 93 AND L. R. 19041; THENCE ALONG LAND OF FRANKLIN BARNS SOUTH 56 DEGREES 43 MINUTES WEST 247.58 FEET TO AN IRON PIN; THENCE ALONG LAND OF THE SAME NORTH 29 DEGREES WEST 287.10 TO AN IRON PIN CORNER; THENCE ALONG LAND OF THE SAME SOUTH 71 DEGREES WEST 51.0 FEET TO A POINT; THENCE ALONG LAND OF WILLIS HESS THE FOLLOWING COURSES AND DISTANCES: NORTH 13 DEGREES 40 MINUTES WEST 641.0 FEET TO A POINT; NORTH 71 DEGREES EAST 51.0 FEET TO AN IRON PIN; NORTH 88 DEGREES 52 MINUTES EAST 200.0 FEET TO AN IRON PIN; NORTH 80 DEGREES 59 MINUTES EAST 169.20 FEET TO AN IRON PIN; NORTH 57 DEGREES 56 MINUTES EAST 135.0 FEET TO AN IRON PIN; NORTH 85 DEGREES 51 MINUTES EAST 67.0 FEET TO AN IRON PIN; SOUTH 58 DEGREES 52 MINUTES EAST 72.0 FEET TO AN IRON PIN; SOUTH 30 DEGREES 39 MINUTES EAST 103.50 FEET TO A POINT IN THE CENTER LINE OF L. R. 19024. THENCE THROUGH THE CENTER OF L. R. 19024 THE FOLLOWING COURSES AND DISTANCES: SOUTH 13 DEGREES 13 MINUTES WEST 236.50 FEET TO A POINT; SOUTH 15 DEGREES 37 MINUTES WEST 257.0 FEET TO A POINT; SOUTH 12 DEGREES WEST 246.40 FEET TO A SPIKE IN THE CENTER LINE OF L. R. 19024 BEING THE POINT AND PLACE OF BEGINNING.

Property Address: 271A Yost Hollow Road, Berwick, PA 18603-5279
Parcel No. 07-08-005-02.000

BEING the same premises, which Barbara J. Hess and Mark P. Hess and Terry L. Hess and April L. Steinruck by Deed dated October 31, 2013 and recorded in the Office of Recorder of Deeds of Columbia County on November 12, 2013 at Book n/a, Pagen/a granted and conveyed unto Barbara J. Hess and Mark P. Hess and Terry L. Hess and April L. Steinruck.

PROPERTY ADDRESS: 271 A YOST HOLLOW ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-08-005-02.000

Seized and taken into execution to be sold as the property of APRIL STEINRUCK, MARK HESS, APRIL STEINRUCK in suit of PHH MORTGAGE CORPORATION.

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

Attorney for the Plaintiff:
STERN & EISENBERG, PC
WARRINGTON, PA 1-215-572-8111

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN BRIAR CREEK TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER LINE OF L. R. 19024 LEADING TO ROUTE NO. 93 AND L. R. 19041; THENCE ALONG LAND OF FRANKLIN BARNS SOUTH 56 DEGREES 43 MINUTES WEST 247.58 FEET TO AN IRON PIN; THENCE ALONG LAND OF THE SAME NORTH 29 DEGREES WEST 287.10 TO AN IRON PIN CORNER; THENCE ALONG LAND OF THE SAME SOUTH 71 DEGREES WEST 51.0 FEET TO A POINT; THENCE ALONG LAND OF WILLIS HESS THE FOLLOWING COURSES AND DISTANCES: NORTH 13 DEGREES 40 MINUTES WEST 641.0 FEET TO A POINT; NORTH 71 DEGREES EAST 51.0 FEET TO AN IRON PIN; NORTH 88 DEGREES 52 MINUTES EAST 200.0 FEET TO AN IRON PIN; NORTH 80 DEGREES 59 MINUTES EAST 169.20 FEET TO AN IRON PIN; NORTH 57 DEGREES 56 MINUTES EAST 135.0 FEET TO AN IRON PIN; NORTH 85 DEGREES 56 MINUTES EAST 67.0 FEET TO AN IRON PIN; SOUTH 58 DEGREES 52 MINUTES EAST 72.0 FEET TO AN IRON PIN; SOUTH 30 DEGREES 39 MINUTES EAST 103.50 FEET TO A POINT IN THE CENTER LINE OF L. R. 19024. THENCE THROUGH THE CENTER OF L. R. 19024 THE FOLLOWING COURSES AND DISTANCES: SOUTH 13 DEGREES 13 MINUTES WEST 236.50 FEET TO A POINT; SOUTH 15 DEGREES 37 MINUTES WEST 257.0 FEET TO A POINT; SOUTH 12 DEGREES WEST 246.40 FEET TO A SPIKE IN THE CENTER LINE OF L. R. 19024 BEING THE POINT AND PLACE OF BEGINNING.

Property Address: 271A Yost Hollow Road, Berwick, PA 18603-5279

Parcel No. 07-08-005-02.000

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

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

PHH Mortgage Corporation
Plaintiff

Civil Action No. :2022-CV-1053

v.
April L. Steinruck, solely in her capacity as Co-
Executor of the Estate of Barbara J. Hess
and
Mark P. Hess, solely in his capacity as Co-Executor
of the Estate of Barbara J. Hess
Defendants

2024-ED-10
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF COLUMBIA

:

TO THE SHERIFF OF COLUMBIA COUNTY:

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

271A Yost Hollow Road, Berwick, PA 18603-5279 (see full legal description attached)

Judgment Amount.....	\$183,184.42
Interest from November 7, 2023 at the Per Diem rate of \$31.87 until Judgment is paid in full.....	\$ _____
Total	\$ _____ plus costs

Dated: 1/26/2024
(SEAL)

Stephanie Stroup
Prothonotary, Common Pleas Court of
Columbia County, PA

By: Melissa Traugh
Deputy

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

No. 2022-CV-1053

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

PHH Mortgage Corporation
Plaintiff

v.

April L. Steinruck, solely in her capacity as Co-Executor of the Estate of Barbara J. Hess and Mark P. Hess,
solely in his capacity as Co-Executor of the Estate of Barbara J. Hess
Defendant(s)


Premises: 271A Yost Hollow Road, Berwick, PA 18603-5279
UPI/Parcel No.: 07-08-005-02.000

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Prothy Paid \$ _____

Writ, Ret. & Sat. \$ _____

Total Cost: \$ _____


Matthew C. Fallings, Esq.
PA Attorney ID No. 326896
Attorney for Plaintiff

REAL ESTATE OUTLINE

ED # 2024 ED 10

DATE RECEIVED 1-26-24
DOCKET AND INDEX 2022 CV 1053

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
COPY OF DESCRIPTION X
WHEREABOUTS OF LKA X
NON-MILITARY AFFIDAVIT X
NOTICES OF SHERIFF SALE X
WAIVER OF WATCHMAN X
AFFIDAVIT OF LIENS LIST X
CHECK FOR \$1,350.00 OR 2,000 * X CK# 42048

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

SALE DATE April 3rd TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>3-13</u>
2 ND WEEK	<u>3-20</u>
3 RD WEEK	<u>3-27</u>

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

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

PHH Mortgage Corporation
Plaintiff
v.
April L. Steinruck, solely in her capacity as Co-
Executor of the Estate of Barbara J. Hess
and
Mark P. Hess, solely in his capacity as Co-Executor
of the Estate of Barbara J. Hess
Defendants

2024-ED-10
Civil Action No. : 2022-CV-1053

MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :
: S.S. :
COUNTY OF BUCKS :

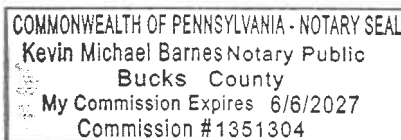
I, the undersigned, being duly sworn according to law, deposes and says, to the best of my knowledge, information and belief, Defendants':

1. Last-known addresses are 271A Yost Hollow Road, Berwick, PA 18603-5279 and 1109 Salem Boulevard, Berwick, PA 18603-6835 and 271A Yost Hollow Road, Berwick, PA 18603-5279 and 4027 North Market Street, Berwick, PA 18603-6715;
2. Are over the age of twenty-one; and
3. Are not now nor have been within the last three hundred sixty-six days in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.

STERN & EISENBERG, PC

Sworn to and subscribed before me
this 11 Day of January 2024.

Kevin Michael Barnes
Notary Public



By: 
Matthew C. Fallings, Esq.
Attorney for Plaintiff

CERTIFICATE OF COMPLIANCE

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

Submitted by: Attorney for Plaintiff

Signature: 

Name: Matthew C. Fallings, Esquire

Attorney No. (if applicable): 326896

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN BRIAR CREEK TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER LINE OF L. R. 19024 LEADING TO ROUTE NO. 93 AND L. R. 19041; THENCE ALONG LAND OF FRANKLIN BARNS SOUTH 56 DEGREES 43 MINUTES WEST 247.58 FEET TO AN IRON PIN; THENCE ALONG LAND OF THE SAME NORTH 29 DEGREES WEST 287.10 TO AN IRON PIN CORNER; THENCE ALONG LAND OF THE SAME SOUTH 71 DEGREES WEST 51.0 FEET TO A POINT; THENCE ALONG LAND OF WILLIS HESS THE FOLLOWING COURSES AND DISTANCES: NORTH 13 DEGREES 40 MINUTES WEST 641.0 FEET TO A POINT; NORTH 71 DEGREES EAST 51.0 FEET TO AN IRON PIN; NORTH 88 DEGREES 52 MINUTES EAST 200.0 FEET TO AN IRON PIN; NORTH 80 DEGREES 59 MINUTES EAST 169.20 FEET TO AN IRON PIN; NORTH 57 DEGREES 56 MINUTES EAST 135.0 FEET TO AN IRON PIN; NORTH 85 DEGREES 56 MINUTES EAST 67.0 FEET TO AN IRON PIN; SOUTH 58 DEGREES 52 MINUTES EAST 72.0 FEET TO AN IRON PIN; SOUTH 30 DEGREES 39 MINUTES EAST 103.50 FEET TO A POINT IN THE CENTER LINE OF L. R. 19024. THENCE THROUGH THE CENTER OF L. R. 19024 THE FOLLOWING COURSES AND DISTANCES: SOUTH 13 DEGREES 13 MINUTES WEST 236.50 FEET TO A POINT; SOUTH 15 DEGREES 37 MINUTES WEST 257.0 FEET TO A POINT; SOUTH 12 DEGREES WEST 246.40 FEET TO A SPIKE IN THE CENTER LINE OF L. R. 19024 BEING THE POINT AND PLACE OF BEGINNING.

Property Address: 271A Yost Hollow Road, Berwick, PA 18603-5279

Parcel No. 07-08-005-02.000

BEING the same premises, which Barbara J. Hess and Mark P. Hess and Terry L. Hess and April L. Steinruck by Deed dated October 31, 2013 and recorded in the Office of Recorder of Deeds of Columbia County on November 12, 2013 at Book n/a, Pagen/a granted and conveyed unto Barbara J. Hess and Mark P. Hess and Terry L. Hess and April L. Steinruck.



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

LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

January 9, 2024

RE: PHH Mortgage Corporation v. April L. Steinruck, solely in her capacity as Co-Executor of the Estate of Barbara J. Hess and Mark P. Hess, solely in his capacity as Co-Executor of the Estate of Barbara J. Hess
C.C.P. COLUMBIA CO. NO. 2022-CV-1053

Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Berwick, PA 18603

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

— Mark P. Hess at 1109 Salem Boulevard, Berwick, PA 18603-6835

April L. Steinruck at 4027 North Market Street, Berwick, PA 18603-6715

Please forward an affidavit of service once completed.

271 A
Yost Hollow Rd.

Very truly yours,

Stern & Eisenberg, P.C.

S&E/NK
Enclosures

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

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

PHH Mortgage Corporation
Plaintiff

v.

April L. Steinruck, solely in her capacity as Co-
Executor of the Estate of Barbara J. Hess
and

Mark P. Hess, solely in his capacity as Co-Executor
of the Estate of Barbara J. Hess
Defendants

Civil Action No. : 2022-CV-1053

2024-ED-10

MORTGAGE FORECLOSURE

RE: PREMISES: 271A Yost Hollow Road, Berwick, PA 18603-5279

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on 4-3-2024 at 9:00 AM at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$183,184.42 together with interest, costs and such other allowed amounts, thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, and/or the lien you have on the premises. If you have any questions regarding the type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

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

January 9, 2024

STERN & EISENBERG, PC


Matthew C. Fallings, Esq.
Attorney for Plaintiff

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

PHH Mortgage Corporation
Plaintiff

v.

April L. Steinruck, solely in her capacity as Co-
Executor of the Estate of Barbara J. Hess
and

Mark P. Hess, solely in his capacity as Co-Executor
of the Estate of Barbara J. Hess
Defendants

Civil Action No. : 2022-CV-1053

MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

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



Attorney for Plaintiff

Now this 9th day of January, 2024, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Attorney for Plaintiff

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Office of F.A.M.E.
P.O. Box 8716
Harrisburg, PA 17103



Article Number (Transfer from service label)
9589 0710 5270 0605 4128 09

COMPLETE THIS SECTION ON DELIVERY

A. Signature **Signature on File** Agent
X with USPS 17107 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery **FEB 03 2024**

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

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Signature Confirmation™
 Certified Mail Restricted Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Restricted Delivery

A. Agent Addressee

B. Received by (Printed Name) _____

C. Date of Delivery _____

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

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Signature Confirmation™
 Certified Mail Restricted Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Restricted Delivery

S Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

PA Dept. of Revenue
(Bureau of Compliance)
Dept. 251237
Harrisburg, PA 17128-1230



Article Number (Transfer from service label)
9589 0710 5270 0605 4128 09

COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** *Niki Voyakec* Agent
NIKI VOYAKEC Addressee

B. Received by (Printed Name) _____ C. Date of Delivery **FEB 03 2024**

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

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Signature Confirmation™
 Certified Mail Restricted Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Restricted Delivery

1. Article Addressed to: _____

2. Article Number (Transfer from service label) **9589 0710 5270 0605 4128 09**

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Signature Confirmation™
 Certified Mail Restricted Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Restricted Delivery

S Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Commonwealth of Pennsylvania
Inheritance Tax Division
Dept. 280601
Harrisburg, PA 17128



Article Number (Transfer from service label)
9589 0710 5270 0605 4128 54

COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** **Signature on File** Agent
with USPS 17107 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery **FEB 03 2024**

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

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Signature Confirmation™
 Certified Mail Restricted Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Restricted Delivery
 Insured Mail

S Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDER

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

TD BANK

55-136/312

DATE

01/12/24

AMOUNT

\$2,000.00

CHECK

42048

Two Thousand and 00/100*****

PAY
TO THE
ORDER
OF

Columbia County Prothonotary
35 West Main Street
Bloomsburg, PA 17815

VOID AFTER 90 DAYS

Sam R. Lewis

AUTHORIZED SIGNATURE



THIS DOCUMENT CONTAINS HEAT SENSITIVE INK TOUCH OR PRESS HERE RED IMAGE DISAPPEARS WITH HEAT

⑈42048⑈ ⑆03⑆20⑆360⑆ 4347633459⑈

Security Features included. Details on back.